



## **12 DOUGLAS PLACE, GALASHIELS**

### **ACCOMMODATION**

Hall,  
Lounge,  
Fitted Kitchen,  
Utility Room,  
Double Bedroom and Shower Room.  
Shared Drying Green.  
Garden Shed.  
Gas Central Heating and Double Glazing

**FIXED PRICE £75,000**

# 12 DOUGLAS PLACE, GALASHIELS

This is a particularly spacious ground floor flat in a good situation in the town and close to the public park. The property has in recent time been completely renovated to good effect and benefits from new central heating, new kitchen, double glazing, up to date lighting and generally this is an ideal property for a couple or a single person. Time and effort has been spent on considering the detail of the renovation which is immediately apparent on viewing the property.

## **HALL** 0.92m x 1.68m

Accessed via a upvc front door. Laminated flooring. Radiator. Downlighters. 2 x high level cupboards – one containing the electric meter.

## **LOUNGE** 3.36m x 3.44m

A really bright room with an open outlook. Attractive wooden fire incorporating and electric stainless steel fire. Shelved recess to side. Radiator. Ceiling downlighters on chrome dimmer switch. Further downlighters on rear wall. 2 x telephone points. 6 x 13 amp sockets. Carpet. Open to Kitchen Area.

## **KITCHEN** 3.66m x 1.54m

Completely renovated. Attractive solid oak doors to base and wall units. Hotpoint stainless steel gas hob, electric oven and extractor hood above. Integrated fridge and fridge freezer. Slate effect tops and laminated tiled slate to walls and flooring. Under unit lighting. Lit display wall unit above breakfast bar area. 8 x 13 amp sockets plus dedicated sockets. Access to Utility Room.

## **UTILITY ROOM** 1.76m x 2.03m

Stainless steel sink below large window overlooking on to the rear garden. Plumbing and space for washing machine. Radiator. Tall storage cupboard incorporating the Alpha combi boiler. Radiator. 4 x 13 amp sockets. Carbon monoxide alarm. 4 x ceiling spotlight.

## **BEDROOM** 2.72m x 3.62m

A particularly good sized double bedroom with outlook on to the rear garden. Ample space for free standing furniture. Chrome downlighters on dimmer switch. Window blind. Telephone point. 11 x 13 amp sockets. Laminated flooring.

## **SHOWER ROOM** 1.50m x 1.36m

Tiled shower cabinet with Gainsborough 8.5SCL shower. Chrome downlighters. Window with window blind. White wc and wash hand basin. Medicine cabinet. Wall mirror. Vinyl floor covering.

## **OUTSIDE:**

There is shared drying green. Garden shed.

## **PRICE: Fixed Price £75,000**

Offers should be submitted in Scottish legal form to the selling agents. Any prospective purchaser wishing to be informed of a closing date should notify the selling agents as soon as possible. The selling agents reserve the right to sell the property without fixing a closing date and they do not bind themselves to accept the highest or any offer.

## **INCLUDED IN THE PRICE**

The carpets and floorcoverings. The integrated kitchen appliances. The garden shed. Stainless steel electric fire.

## **ENTRY:**

By mutual arrangement.

## **VIEWING:**

By appointment through the selling agents Collie & Company, 70 High Street, Galashiels. Tel. 01896 755466.