



**135 MEIGLE STREET,
GALASHIELS**

ACCOMMODATION

Hall,
Lounge,
Eating Kitchen,
Bedroom 4/Dining Room,
3 Bedrooms,
Bathroom,
Gardens to Front & Rear
Gas Central Heating & Double Glazing

OFFERS IN THE REGION OF £125,000

135 MEIGLE STREET, GALASHIELS

Situated at the top end of Meigle Street this semi-detached house has been renovated over the years to create a spacious, well laid out and comfortable family home which benefits from double glazing and gas central heating. Meigle Street itself is a wide open street with good views across Galashiels.

HALL 3.53m x 2.66m

Accessed via a stained front door opening to a good sized bright Hall with deep understair cupboard housing the electric meters. Radiator. Smoke alarm. 1 x 13 amp socket. Laminated flooring.

LOUNGE 4.72m x 3.53m

A very bright room with French double glazed doors and windows leading on to the rear patio and the garden beyond. Attractive wood fireplace with carving and marble inset and hearth. Gas coal effect fire. To the side of the fireplace is a shelved alcove with downlighters above. To the other side of the fire is a recess. Three spot centre light. 5 x 13 amp sockets. TV point. Radiator.

EATING KITCHEN 3.71m x 2.65m

With outlook to the front via a good sized window with roller blind. Ample base and wall units with beech work surface. Tiling around work surface. Belfast sink. Stainless steel gas hob with extractor above. Stainless steel double oven. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Central 'dining' island with cupboards below. Tiled flooring. 3 x ceiling spot cluster. 6 x 13 amp sockets plus dedicated sockets.

BEDROOM 4/DINING ROOM 2.58m x 3.54m

With window to rear. Cupboard (1.18m wide) with shelving. Open shelving. Radiator. 2 x 13 amp sockets.

A staircase leads to the upper floor landing with two cupboards off: one containing the Alpha boiler and shelving and the other is shelved.

LANDING 2.22m x 0.95m

With radiator. 1 x 13 amp socket. Smoke alarm. Access to Loft.

LOFT

The loft is accessed via a Ramsay style ladder and it runs the extent of the house therefore offering "unlimited" space for storage. There maybe potential for further development.

BEDROOM 1 3.48m x 3.54m

With outlook to the rear this room is a nicely decorated bright room with double window. Radiator. Downlighters. 2 x built in cupboards with rail and shelving. 5 x 13 amp sockets. TV point.

BEDROOM 2 2.93m x 3.61m

Also with two cupboards with rail and shelving. Laminated flooring. 3 x 13 amp sockets. Radiator. Window with venetian blind.

BEDROOM 3 3.01m x 2.67m

With outlook to the front. Cupboard with rail and shelf. Laminated flooring. Radiator. 2 x 13 amp sockets.

BATHROOM 2.30m x 1.55m

Fitted with three piece white suite. Mira 415 shower. Shower screen. Tiling around bath. 3 x spot ceiling cluster. Tiled flooring. Medicine cabinet. The room is lit by a large frosted window.

OUTSIDE

To the front there is a garden area with picket fencing. To the side the garden is enclosed by a hedge and there is a play area which leads round to the rear garden with a paved patio. Beyond the patio there is a raised garden which is laid mostly to grass with flower beds on the extreme boundary.

PRICE:

Offers in the Region of £125,000. 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

ENTRY:

By mutual arrangement.

VIEWING:

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