



16 PLAINFIELD TERRACE NEWTOWN ST BOSWELLS

ACCOMMODATION

Hall,
1st Floor Landing,
Lounge with Dining Area,
Kitchen, 2nd Floor Landing,
Master Bedroom with Study/Child's Bedroom off,
Bedroom 2 & Bathroom.
Private & Shared Garden

GUIDE PRICE £79,000

16 PLAINFIELD TERRACE, NEWTOWN ST BOSWELLS

This double upper flat is nicely laid out and is much more spacious than might be perceived and has the feeling of a house once inside making the property suitable for a couple with a young family. The accommodation is in good order and benefits from double glazing and gas fired central heating with individual Danfoss thermostatic controls.

HALL

Accessed via a glazed UPVC door. Radiator. A staircase lead to the First Floor Landing.

FIRST FLOOR LANDING 2.29m x 1.48m

1 x 13 amp socket. Smoke alarm.

LOUNGE 4.25m 3.70m

Accessed from the Hall via a glazed door this is a good sized room with stainless steel and stone gas fire set in painted stone fireplace with wooden mantle with TV and video stand. Alcove to one side. Chrome ceiling downlighters. Telephone point. TV and satellite point. 7 x 13 amp sockets. Radiator. Arch to Dining area.

DINING AREA 2.51m x 1.90m

A very useful dining area situated off the Lounge radiator with large window overlooking common drying green.

KITCHEN 2.05m x 1.93m

Accessed from the Lounge via a fifteen paned door this is a bright room with two windows. Stainless steel sink and drainer. Space for cooker. Space for fridge. Space and plumbing for washing machine. Ample base and wall units with tiling around work surfaces. Vokera combi boiler. Laminated flooring. 6 x 13 amp sockets plus dedicated sockets. Three chrome ceiling spots. Radiator.

BEDROOM 1 2.45m x 3.11m

Accessed off the First Floor Landing with built-in wardrobe having louvred doors, hanging rail and shelf. 4 x 13 amp sockets. Cornice. Access to Study/Computer Room/Baby Room

STUDY/COMPUTER ROOM/BABY ROOM 2.15m x 1.90m

Outlook onto the front garden and South. 2 x 13 amp sockets.

A staircase leads from the First Floor Landing to the Upper Landing.

UPPER LANDING 1.25m x 1.16m

With two deep storage cupboards with shelving.

BEDROOM 2 3.70m x 4.70m

A really spacious room with outlook to the South. Built-in wardrobes. Eaves storage cupboard. Radiator. 7 x 13 amp sockets.

BATHROOM 1.95m x 1.84m

Fitted with three piece white suite and Triton electric shower. Shower screen. Tiling around bath. Large frosted window. Chrome ceiling downlighters. Laminated tiled floor. Pine fittings. Medicine cabinet. Window blind.

OUTSIDE

There is one outhouse and an enclosed garden, which is presently laid out to grass for ease of maintenance with traditional clothes poles. There is a further shared drying green and shared wash house.

PRICE:

Guide Price £79,000. 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.

ENTRY:

By mutual arrangement.

VIEWING:

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

