



**161 WOOD STREET,  
GALASHIELS**

**ACCOMMODATION**

Hall,  
Lounge,  
Fitted Kitchen,  
Two Bedrooms and  
Bathroom.

Gardens to Front & Rear & Potential to Create Parking Space  
Garden Shed.  
Double Glazing

**GUIDE PRICE £85,000**

# 161 WOOD STREET, GALASHIELS

This ground floor flat is spacious and well laid and is in good decorative order and looks out on to its own front garden and to Buckholm Hill beyond. The property is fully double glazed.

## **HALL** 4.50m x 1m

Accessed via a dark stained door leading into the long Hall. Floor tiles. Wood panelling to waist height. Attractive ceiling cornice. Smoke alarm. Telephone point. Cupboard (1.15m x 1.00m) with coathooks, shelving and light. 1 x 13 amp socket.

## **LOUNGE** 4.37m x 3.51m

Accessed via a 15 paned door from the Hall. A nicely decorated room with outlook on to the front garden via a double width double glazed window. Venetian blind. The room is set off by an attractive traditional tiled fireplace with alcove to side with louvred door containing the hot water tank. 4 x 13 amp sockets. Laminated wood flooring. Centre light on dimmer switch.

## **KITCHEN** 1.05m x 1.50m & 3.07m x 2.01m

Accessed from the Hall via a 15 paned glazed door this is a bright room with outlook to the front through a double glazed window with blind. Ample base and wall units with wood effect worktop. Stainless steel sink and drainer. Stainless steel gas hob with electric oven below. Extractor above. Space and plumbing for washing machine. Space for fridge. Very useful breakfast bar along one side of the room. Laminated tiled flooring. Strip light. Wall shelves. 5 x 13 amp sockets plus dedicated sockets. E7 water programmer.

## **BEDROOM 1** 3.23m x 4.03m

A really large bright room with outlook to the rear through a good sized window with venetian blind. Built-in wardrobe with mirrored sliding doors, hanging rail and shelving. Wall panel heater. TV point. 3 x 13 amp sockets. 4 spot ceiling cluster.

## **BEDROOM 2** 3.03m x 2.90m

Also with outlook to the rear via a window with venetian blind. 3 x 13 amp sockets. Panel heater.

## **BATHROOM** 1.82m x 1.39m

Fitted with three piece white suite with Triton electric shower over bath. Fully tiled room. Wall heater. Shelving. Extractor fan. Lit by a large frosted double glazed window with venetian blind. Wood lined ceiling. Floor tiles.

## **OUTSIDE:**

To the front there is an enclosed garden laid out mainly to grass with fir hedge to road and wooden picket fencing to the side. The picket fencing incorporates the path to the side of the house. To the rear there is an enclosed garden with a large garden shed and dog run. This garden area is laid out mainly for sitting out. There is potential to create off road parking spaces.

## **PRICE: Guide Price £85,000**

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 Venetian blinds. The integral kitchen appliances.

## **ENTRY:**

By mutual arrangement.

## **VIEWING:**

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