



## **174 WOODSTOCK AVENUE, GALASHIELS**

### ACCOMMODATION

Entrance Hall,

Spacious Lounge/Dining Room, Kitchen,

2 Large Double Bedrooms, Bathroom,

Gardens to Front & Rear,

New High Efficiency Condensing Combination Boiler providing Gas Central Heating  
& New High Specification Double Glazing

**FIXED PRICE £107,500**

**UP TO £5,000 CASHBACK  
VALUED BY INDEPENDENT SURVEYOR SURVEYOR  
AT £110,000 APRIL 2008**

# 174 WOODSTOCK AVENUE, GALASHIELS

This two bedroomed property has been recently refurbished throughout to a particularly high standard including refurbished kitchen with new electric oven and gas hob, upgraded electrics and lighting including a new mains wired smoke detection system, newly finished and painted walls, ceilings and woodwork, beautiful new carpets throughout and a stylish inset gas fire with marble hearth in the lounge.

The property has been upgraded to a high standard of energy efficiency with a more efficient condensing combination gas boiler, central heating radiators throughout and new high specification double glazing.

The gardens to the front and rear are tidy and of a good size providing a blank canvas for the new owner.

## ENTRANCE HALL

Accessed via the front door. Particularly large cupboard. A door leads to the Lounge/Diningroom. A staircase leads upstairs to the Upper Landing. Ceiling light. Smoke alarm. Radiator.

## LOUNGE/DINING ROOM 6.24m x 2.65m

A spacious open plan Lounge and Dining Room which is over 6 metres long. A door leads from the Dining Room giving access to the Kitchen. New large windows at both ends of this room provides great lighting with views over the front and rear gardens. New stylish inset gas fire set on a marble hearth providing a good focal point. TV point. BT master point. Two ceiling lights. Two radiators.

## KITCHEN 2.38m x 3.35m

A large kitchen with double patio doors on to the rear garden. The kitchen has been refurbished to a high standard and is fitted with modern base and wall units with black worktops and white tiling behind. New matt stainless steel oven, gas hob, modern chimney extractor and new sink and taps. Ample space for washing machine, dishwasher, fridge/freezer. Could also provide a breakfast bar. High standard new vinyl floorcovering. 5 spot halogen lights. Radiator.

From the Entrance Hall a staircase with wooden handrail leads to the Upper Landing.

## UPPER LANDING

With hatch to attic offering good storage space. Access to the Bathroom and both Bedrooms. Ceiling light. Smoke alarm.

## MASTER BEDROOM 4.22m x 3.55m

Located to the front of the property with an open outlook through the large windows. This is a good sized double bedroom offering ample storage space with two large cupboards (one of which is walk-in). TV point. Ceiling light. Radiator.



## BEDROOM 2 3.42m x 3.16m

Another double bedroom with nice outlook through the large window to the rear garden. Ceiling light. Radiator.



## BATHROOM 1.83m x 1.72m

Again a recently refurbished Bathroom finished to a high standard making this a clean modern white room. Fitted with a three piece white suite comprising water efficient toilet, wash hand basin and bath. Electric shower over bath. New charcoal coloured vinyl floorcovering. Three spot halogen lights. Large white towel rail radiator.



## OUTSIDE

To the front the garden is enclosed with new wooden fencing with a well kept lawn, shrub and flower borders. An archway leads to the rear garden which is well maintained with grass lawn, paving, gravel areas and wooden shed.

## INCLUDED IN THE PRICE

The carpets and floorcoverings. The light fittings. The oven and hob. The inset gas fire.

## PRICE

Fixed Price £107,500. 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.

## ENTRY:

By mutual arrangement.

## VIEWING:

By appointment through the selling agents Collie & Company, 70 High Street, Galashiels. Tel. 01896 755466 or telephone Jonathan Gordon on 07766467711.