



1 LIVINGSTONE PLACE, GALASHIELS

ACCOMMODATION

Hall
Lounge
Kitchen
Two Bedrooms
Bathroom
Gas Central Heating
Double Glazing

FIXED PRICE £95,000

1 Livingstone Place, Galashiels

This first and upper floor flat is well located for the town centre and offers good spacious accommodation. The property has been recently upgraded with a new central heating boiler, re-painted and new carpeting. It benefits from gas central heating with individual Danfloss thermostatic controls and double glazing. Livingstone Place is less than one minute's walk from the town centre yet has lovely views from one bedroom towards Gala Hill. The property would be equally suited to a first time buyer or buy to let.

HALL 1.09m (at widest) x 2.40m

Accessed via a stained door with glazed panel above. Radiator. Telephone point. 1 x 13 amp socket. An open staircase leads to the upper floor. 15 paned glass doors leads to the Lounge and Kitchen.

LOUNGE 5.54m x 3.04m

A bright and spacious room which is lit by two double glazed windows overlooking Livingstone Place with vertical blinds. Marble fireplace with wooden surround. To the side there is shelving, gas and electric meters and further understair commodious cupboard. TV point. 4 x 13 amp sockets. Wall uplighters. Laminated flooring. Covings.

KITCHEN 3.72m x 2.03m

Accessed from the Hall via a 15 paned glazed door. This is a good sized Kitchen with nice outlook on to the enclosed rear grassed common garden area. Fitted with ample base and wall units. Stainless steel sink and drainer. Space and plumbing for washing machine. Space for cooker and fridge. Sime combi gas boiler. 6 x 13 amp sockets plus dedicated sockets. Roller blind. Strip light.

A staircase from the Hall leads to the Upper Landing.

UPPER LANDING 1.35m x 0.84m

Giving access to all upper rooms and roof space.



BEDROOM 1 4.04m x 2.47m

With outlook on to the rear common grassed area. Built-in wardrobe with louvre doors, hanging rail and shelf. Further deep storage cupboard. Radiator. Wall mirror. 3 x 13 amp sockets. Laminated flooring. Covings.

BEDROOM 2 3.26m x 2.60m

With outlook to the front and over towards Gala Hill. Radiator. 2 x 13 amp sockets. Covings.

BATHROOM 2.02m x 1.63m

With three piece white suite and Mira 8.4 electric shower over bath. Shower screen. Fully tiled and lit with large frosted double glazed window with roller blind. Painted wooden ceiling incorporating brass Downlighter. Radiator. Deep cupboard with slatted shelving. Stained wood fittings.

OUTSIDE:

There is an enclosed grassed common area to the rear.

PRICE:

Fixed Price £95,000. 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.