



26 LANGLEE DRIVE GALASHIELS

ACCOMMODATION:

Hall,
Lounge,
Conservatory,
Kitchen,
3 Bedrooms,
Bathroom with Separate Shower Cubicle.
Gardens to Front & Rear.
Double Glazing & Gas Central Heating.

FIXED PRICE £135,000

26 LANGLEE DRIVE, GALASHIELS

This is a spacious semi-detached family house with a particularly large and interesting enclosed rear garden with an open outlook across to the Eildon Hills. The property benefits from gas fired central heating, double glazing, pine panelled doors, a conservatory and is ideally situated for Langlee Primary School. The full extent and size of the property can only be fully appreciated by viewing.

Accommodation

HALL 2.00m x 2.09m

Accessed via a upvc door. Cupboard with rail and shelf. Further understair cupboard with Worcester Bosch combi boiler. Laminated flooring. Radiator. Smoke alarm.

LOUNGE 5.84m x 3.50m

With window overlooking the front garden and double french doors leading to a conservatory and enclosed rear garden. Gas coal flame effect fire set in marble effect hearth and inset with wooden mantle. Pine panelling to waist height on walls. 7 x 13 amp brass effect sockets. Laminated flooring. 2 x ceiling lights. Access via the french doors to the Conservatory.

CONSERVATORY 2.75m x 2.95m

Offering great additional space which is South facing with outlook from patio doors to garden and the Eildon hills beyond. Laminated flooring. Vertical blinds. Wall light. Radiator. 2 x 13 amp sockets.

KITCHEN 4.00m x 3.15m

Fitted with ample base and wall units with marble effect worktops with tiled splashback. Open display shelving. Stainless steel sink, mini sink and drainer below window with outlook on to the hills to the South-East. Plumbing and space for washing machine & dishwasher. Space for dryer for which there is venting. Space for fridge. Storage cupboard. Laminated flooring. Zanussi cooker with Neff gas hob. 12 x 13 amp chrome switches plus dedicated switches. Chrome downlighters.

From the Hall a staircase leads to the Landing.

LANDING 3.03m x 1.08m

With cupboard. Window to side. Smoke alarm. Dado rail. 2 x 13 amp sockets. Access to roof space.

BEDROOM 1 4.65m x 2.77m

A good sized bright room with outlook on to the rear garden and to the South. Eye level storage unit around bed. Further wardrobing unit. Radiator. 3 x 13 amp sockets.

BEDROOM 2 3.11m x 3.27m

With outlook to the front this is a bright room. 4 spot ceiling strip. Radiator. 3 x 13 amp sockets.

BEDROOM 3 2.52m x 2.44m

Also outlook to front. Deep cupboard (1.17m x 0.91m) with louvred door. 3 x 13 amp sockets. TV point. Telephone point.

BATHROOM 2.40m x 1.96m

With three white suite incorporating corner bath. Separate fully tiled shower unit with Mira 415 shower and curved shower doors. Fully tiled around bath. Extractor fan. Radiator. Wall mirror. Pine fittings. Pine lined ceiling incorporating downlighters.

OUTSIDE

To the front the garden is enclosed with a wooden fence and is neatly laid out with paving and a chipped area with sufficient space for one car. To the rear there is a huge South facing enclosed garden which is laid out to grass, flower beds, a water feature and a barbeque area with fixed barbeque. Garden shed. Traditional drying poles.

PRICE:

Fixed Price £135,000. 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 and they do not bind themselves to accept the highest or any offer.

INCLUDED IN THE PRICE

The carpets and floorcoverings. The kitchen appliances may be available by separation negotiation.

VIEWING:

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

ENTRY:

By mutual arrangement.

