



28 RIVERSIDE DRIVE, GALASHIELS

ACCOMMODATION

Vestibule,
Lounge,
Dining Room,
Kitchen,
Two Bedrooms,
Bathroom,
Gardens to Front & Rear. Drive in.
Gas Central Heating

GUIDE PRICE £145,000

28 RIVERSIDE DRIVE, TWEEDBANK, GALASHIELS

This is a very bright and cheery family house which is situated in a mature, quiet and desirable residential development on the outskirts of Galashiels and in due course will be ideally located for the new Tweedbank Railway Station as well as being within easy distance of the Borders General Hospital. The property has been renovated to bring it up to today's specification and in particular the kitchen has been completely upgraded. The property has a great outlook over the rear garden to the North-West.

The seller has plans and planning consent for extending the property to create a family room and a further two bedrooms with en-suite shower rooms the drawings for which could be available to purchaser and indicate the potential of further development of what is already an attractive property.

Riverside Drive is reached by turning left into Abbotsferry Road after entering Tweedbank. As the road bears to the right turn left into Riverside Drive. Number 28 is on the right hand side approximately 1/3 of the way along the cul-de-sac.

VESTIBULE 1.27m x 1.22m

Accessed via a stained wooden door with glass inset. Laminated tiled floor. Double cupboard with coat hooks and shelving. Radiator. Window to the side.

LOUNGE 4.48m x 3.80m

A bright room with a wide window looking on to the front garden with venetian blind. Laminated flooring. 4 x spot ceiling cluster. 8 x 13 amp sockets. Telephone point. Under stair storage cupboard with shelving. Wall mirrors and corner shelving. Access to the Dining Room.

DINING ROOM 2.70m x 2.65m

With a really attractive outlook via patio doors with vertical blinds on to the rear garden and the views beyond. 4 x spot ceiling cluster. Radiator. Access to the Kitchen.

KITCHEN 2.74m x 2.63m

Recently completely renovated with up to date white base and wall units. Stainless steel sink and drainer in front of triple windows with venetian blind and a great outlook to the rear and beyond. Flavel stainless steel double oven with eight gas ring burners. Stainless steel back splash and extractor hood above. To the side there is a matching slimline dishwasher for which there is plumbing. Further plumbing and space for washing machine. Alpha combi boiler. Laminated tiled floor. 8 x 13 amp sockets plus dedicated sockets. 4 x spot ceiling strip.

A staircase leads up from the Lounge to the Upper Landing.

UPPER LANDING 2.60m X 0.84m

Lit by velux window to roof and side window. Access to roof space. 1 x 13 amp socket.

BEDROOM 1 2.60m x 3.55m

With outlook to the rear with great views through a wide window. This is a bright and attractive room with built-in wardrobes with mirror sliding doors, rail and shelving. Corner shelf. Venetian blind to window. 5 x 13 amp sockets.

BEDROOM 2 2.77m x 3.58m

With outlook to the front. Built-in wardrobe with rail and shelf. Wall shelves. Shelf/desk into window bay. 6 x 13 amp sockets. Telephone point.

BATHROOM 2.06m x 2.04m

Fitted with three piece white suite. Wash hand basin set in vanity unit. Tiling around bath. Shower over bath and shower screen. Velux roof window. Laminated tiled flooring. Recessed shelves. Wall mirror. Shaver point. Recessed ceiling downlighter.

OUTSIDE

To the front there is an area of garden ground laid to grass. To the rear there is an enclosed garden with fencing and hedging. Large garden shed which accesses on to a balustraded decked area. Garden laid to grass with shrubs and bushes. To the side of the property there is a drive-in which has ample space for 2-3 cars. Outside light. Water tap.

PRICE:

Guide Price £145,000. 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 Flavel cooker; the blinds.

ENTRY:

By mutual arrangement.

VIEWING:

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

