



## **5 KIRKBRAE, GALASHIELS**

### **ACCOMMODATION**

Hall,  
Fitted Kitchen,  
Lounge,  
Bathroom  
3 Bedrooms,  
Shower Room,  
Attractive Garden,  
Two Basement Rooms,  
Gas Central Heating & Double Glazing

**IN REGION OF £140,000**

# 5 Kirkbrae, Galashiels

This town house has been cleverly and attractively extended to create a really good family house with an amazing outlook and garden to the rear and offers useful family accommodation with the additional benefit of double glazing, gas fired central heating and good storage space. A town house in Galashiels is unusual and the property most definitely requires to be viewed to fully appreciate its benefits and the wonderful outlook over the bowling green to the rear and to Buckholm Hill beyond.

## HALL 2.79m (at widest) x 1.44m

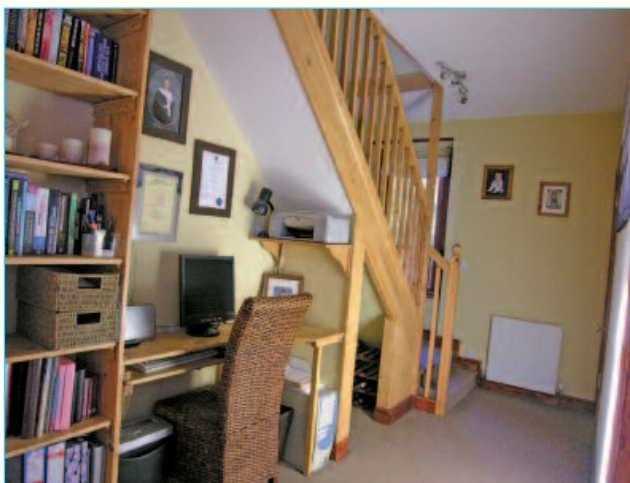
Accessed via a stained door with glazed panel. Vinyl tiled flooring which continues through to the Kitchen. Three steps lead to a further area with window with vertical blind. 1 x 13 amp socket. Smoke alarm. Note: ceiling light fitting to be removed.

## KITCHEN 2.30m x 4.25m

Accessed from the Hall with almost a complete wall of picture window looking over the garden to a bowling green and Buckholm Hill beyond. This is a really bright and cheery work space which is fitted with ample wood faced base and wall units with black sink and drainer and chrome mixer tap. Built-in dishwasher. Ariston ceramic hob with Indesit stainless steel oven below. Space and plumbing for washing machine. Space for fridge/freezer. Attractive quarry tiling around work surfaces. 8 x 13 amp sockets plus dedicated sockets. 4 x spot ceiling strip. Coat hooks. Recessed storage. Vinyl floor tiling.

## LOUNGE 3.32m x 5.26m

Another bright room which is lit by patio doors giving access to the enclosed rear garden. Attractive similar outlook to the Kitchen. Recess with TV and DVD shelf and display shelf above. Further recess with shelving and cupboard. Cupboard below window with gas meter. TV point. Satellite point. 7 x 13 amp sockets. Telephone point. Radiator.



From the Hall a staircase leads to the First Floor Landing.

## FIRST FLOOR LANDING 2.09m x 1.50m & 1.87m x 5.12m

Lit by windows to either end with vertical blinds. One window having storage cupboard below. Cleverly designed area with built-in book cases and work station making this a useful but open area. Cupboard housing the combi boiler, British Gas central heating programmer and thermostatic control. Further deep shelved cupboard. Under stair storage. 3 x 13 amp socket. 2 x four spot ceiling striplight. Smoke alarm.

## BEDROOM 1 3.33m (incl built-in wardrobe) x 3.91m

A neat and tidy room outlook on to Kirkbrae. One wall (3.91m) of built-in wardrobes with shelving, hanging rail and chest of drawers. Radiator. Wooden blind to window. 4 x 13 amp sockets.

## BATHROOM 3.75m x 1.38m

Fitted with three piece white suite. Mira Excel shower over bath. Concertina screen. Attractive tiling around bath and wash hand basin. Wood lined ceiling incorporating down lighters. Radiator. Window with deep shelf. Medicine cabinet.

An open wooden spindle staircase leads from the Landing to the Top Landing

## TOP LANDING 1.91m x 1.68m

2 x 13 amp sockets. Smoke alarm. A Concertina door gives access to the Shower Room.

## SHOWER ROOM 1.60m x 1.06m

With Triton 80xr electric shower. Tiled cubicle with concertina door. White wash hand basin and wc. Frosted window. Extractor fan. Glass shelf. Stained wooden floor.

## BEDROOM 2 4.64m x 2.75m

A really good sized room with outlook on to Kirkbrae. Walk-in cupboard (1.87m x 0.89m) with light, shelving and hanging rail. 4 x 13 amp sockets. Radiator.

## BEDROOM 3 3.64m x 2.82m

A bright room with great outlook over the garden towards Buckholm Hill. Radiator. 2 x 13 amp sockets. Centre light.

## OUTSIDE Garden

There is an enclosed rear garden accessed by a steel landing and stairs from the lounge patio doors. The garden is laid out mostly to grass with a sitting out area and play area. It has been laid out making it ideal for young children. Sensor light.

## Basement

There are two storage rooms. The larger one being 1.80m x 2.76m and arranged as a workshop with strip light and 2 x 13 amp sockets. The second offers good storage and is slightly smaller inside and has 2 x 13 amp sockets.

## PRICE:

In the Region of £140,000. 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

All carpets, curtains, blinds, satellite dish, integrated kitchen appliances.

## ENTRY:

By mutual arrangement.

## VIEWING:

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



Note: All measurements are approximate and taken at the widest point. Whilst these particulars have been prepared as carefully as possible, no guarantee is given to their accuracy and these particulars shall not form part of any contract.