



51 BALMORAL AVENUE, GALASHIELS

ACCOMMODATION

Hall, Lounge/Diningroom,
Fitted Kitchen,
Rear Porch/Conservatory,
Two Bedrooms,
Bathroom and Loft space
Large Outside Store,
Rear Enclosed Garden,
Off Street Parking for Two Cars
Gas Central Heating and Double Glazing

OFFERS IN THE REGION OF £110,000

51 BALMORAL AVENUE, GALASHIELS

This terraced house is situated in a mature residential area of Galashiels and outlooks onto Gala Park and offers good family accommodation and has the benefit of gas central heating, double glazing and an enclosed rear garden.

HALL 2.01m x 2.84m

Accessed via a white UPVC door with further small double glazed window to side. Corner shelves. Laminated flooring. Open stair to Upper Landing. Under stair cupboard housing electric meters. Radiator. 1 x 13amp socket.

LOUNGE/ DININGROOM 3.55m x 3.88m and 2.5m x 2.67m

Access to the lounge via fifteen paned glazed door. Presently laid out in two distinct areas with the larger area being the lounge with full window onto front fitted with vertical blinds making for a bright room. Wooden fire surround. TV point. 6 x 13amp sockets. Coving.

In the dining area the flooring is laminated with further large window looking out over the rear garden and park beyond also fitted with vertical blinds. 2 x 13amp sockets. Coving. Carbon monoxide alarm.

KITCHEN 3m x 3.43m

Accessed from the hall via a fifteen paned glazed door. Good sized kitchen with light wood face doors to base and wall units. Stainless steel sink and drainer. Four ring gas hob with electric oven below and extractor hood above. Space for washing machine, dishwasher, fridge and freezer. Tiling around worksurfaces. Vinyl floorcovering. Single glazed window looks onto rear porch/conservatory. 7 x 13amp sockets plus dedicated sockets. Four spotlight ceiling strip lighting. UPVC door leading to :-

REAR PORCH/CONSERVATORY 3.18m x 1.49m

A useful single glazed and brick porch/conservatory to the property outlooking onto the garden with rear door leading out to the garden. Light. Gas meter box.

From the Hall stairs lead to :-

LANDING 2.2m x 1.61m

Off the landing are all rooms. Access to Loft which is floored and offers excellent storage space and may offer the possibility of conversion to loft accommodation. Loft ladder. Smoke detector.

BEDROOM 1 3.57m x 2.82m

A bright room with double windows outlooking over the rear garden and to the park. Built-in wardrobe with rail and shelf. 3 x 13amp sockets.

BEDROOM 2 3.88m x 2.82m

Another bright room outlooking onto the front with two built-in wardrobes with rails and shelving. Further cupboard with shelving. Laminated flooring. 2 x 13amp sockets.

BATHROOM 2m x 1.74m

With three piece white suite and Mira 723 electric shower over bath. Shower screen. Fully tiled around bath. Shaver point. Wall mirror. Pine lined ceiling. 3 x ceiling spot cluster light fitting. Laminated flooring. Large frosted double glazed window.

OUTSIDE STORE 1.61m x 6.12m

This is a useful store running the depth of the house with doors to either end. Lots of shelving. 2 x 13amp sockets. Striplight.

OUTSIDE

There is an enclosed garden with timber fencing and privet hedge. The garden is divided between a patio area and a lawned area. Traditional washing line with clothes poles. Large garden shed and sensor light on the back door. To the front two parking spaces have been created with paving and red chips with wooden gates.

PRICE:

OFFERS IN THE REGION OF £110,000

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, floorcoverings and the vertical blinds.

ENTRY:

By mutual arrangement.

VIEWING:

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