



58 FOREST GARDENS, GALASHIELS

ACCOMMODATION

Hall, Lounge,
Inner Hall, Utility Room,
Dining Kitchen,
4 Bedrooms, Bathroom,
Shower Room

Gardens to Front & Rear. Drive in.
Gas Central Heating & Double Glazing

FIXED PRICE £170,000

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This semi-detached family house is in a mature popular area of Galashiels. The house has been altered over the years and in recent time with a kitchen/diningroom extension all to good effect and creating a well laid out and spacious family home. The property benefits from gas central heating, double glazing, modern kitchen, veranda decking and is nicely decorated.

HALL 1.31m x 3.42m

Accessed via a stained front door with glazing. Wooden flooring. Radiator. 3 x 13 amp sockets. Note: Below the recessed door mat there is access to a cellar which has good height and may offer further potential for a work shop or similar.

LOUNGE 3.74m x 4.64m

A very bright room which is lit by a double window overlooking on to the front garden. Coal gas effect fire set in marble hearth and wooden surround. To one side there is a recess and to the other there is a useful storage cupboard. Laminated flooring. Radiator. 6 x 13 amp sockets. Interesting centre ceiling light. TV point.

INNER HALL 1.15m x 2.53m

Accessed from the Lounge and leading to the Dining Kitchen. Wooden flooring. 2 x cupboards off – Cupboard 1 (1.38m x 0.80m) with shelving, coat hooks, 1 x 13 amp socket and Lifestyle central heating programmer. Cupboard 2 (1.04m x 0.80m) with shelving.

UTILITY ROOM 1.88m x 2.53m

Accessed from the Inner Hall. This is a useful room with stainless steel sink and drainer. Fitted with base units. Plumbing and space for washing machine. Radiator. Rhino tiled floorcovering. 3 x 13 amp sockets plus dedicated sockets. Indoor washing line.

DINING KITCHEN 5.30m x 3.83m

Part of a recently constructed extension creating extra living space. Bright and cheery room with patio doors on to veranda style decking. Further window and part glazed side door.

Kitchen Area

Fitted with ample base and wall units with sink, mini sink and chrome mixer. Built-in Hotpoint dishwasher. Marble effect work tops with tiling behind. Space for five ring hob with double oven. Stainless steel extractor hood above. Space for American style fridge/freezer. Rhino tiled floor covering. 6 x 13 amp sockets plus dedicated sockets. Half glazed side door giving access to the drive-in.

Dining Area

Separated from the kitchen area by base units incorporating a breakfast bar. Lit by patio doors accessing on to a decked veranda with views over the garden to Gala hill and beyond. 2 x 13 amp sockets. Downlighters. The blinds in the kitchen window and the curtains to patio doors are included in the price.

BEDROOM 3 3.37m x 3.45m

A good sized bedroom with outlook on to the front garden via a wide window with Venetian blinds. Laminated flooring. 3 x 13 amp sockets. TV point. Radiator.

BATHROOM 2.28m x 1.77m

Accessed from the hall and fitted with three piece white suite. Laminated tiled flooring. Tiling around bath. Large frosted window with roller blind. Heated towel rail. Chrome downlighters.

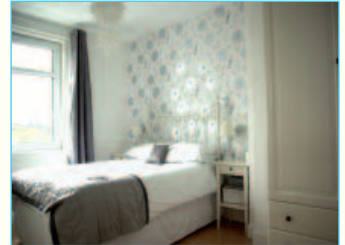
From the Hall a wide staircase leads to the upper floor. Window with blind.

LANDING 2.03m x 2.00m

A bright landing. 1 x 13 amp socket. Smoke alarm. Access to roof space offering good storage.

BEDROOM 1 3.77m x 3.32m

With outlook to the front this is a good sized room with 2m wide built-in wardrobe with mirrored sliding doors, hanging rail and shelving. Open outlook from window. 5 x 13 amp sockets. Radiator.



BEDROOM 2 3.13m x 3.97m

A really bright and cheery room which is nicely decorated. Outlook over the rear garden and to Gala hill beyond. Radiator. 3 x 13 amp sockets. Laminated flooring.

BEDROOM 4 2.10m x 3.25m (at widest)

Lit with velux window. Laminated flooring. Radiator. 3 x 13 amp sockets.

SHOWER ROOM 1.48m x 1.06m (plus shower cubicle)

With white wc and wash hand basin. Fully tiled shower cubicle with Mira 7 electric shower. Lit via a velux roof light. Extractor fan. Radiator. Shaver point. Vinyl floorcovering. Access to eaves storage cupboard which houses the Alpha combi boiler and has 1 x 13 amp socket and lighting.

OUTSIDE

To the front the garden is mostly laid to lawn with picket fencing and double gate leading to a chipped drive-in which is good for 2-3 cars. Around the rear of the house and part of the side is a 2m deep decked veranda with high balustrade which is an ideal sitting out area catching the sun late on and into the evening. 2 x 13 amp all weather sockets. Beyond the decked veranda is a garden area enclosed with wooden fencing with small flower bed but mostly laid to grass. Garden shed. Rotary dryer. The new extension has recessed downlighters into the eaves.

PRICE: Fixed Price £170,000

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

Carpets and floorcoverings, blinds, some curtains and the integrated kitchen appliances.

ENTRY:

By mutual arrangement.

VIEWING:

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