



7 DAVIDSON PLACE, GALASHIELS

ACCOMMODATION

Vestibule,
Cloakroom,
Lounge,
Dining Room,
Fitted Kitchen,
Three Bedrooms,
Shower Room &
Gardens to Front & Rear.
Parking Spaces for 2 Cars
Gas Central Heating and Double Glazing

GUIDE PRICE £180,000

7 DAVIDSON PLACE, GALASHIELS

This semi-detached house was built by Murray & Burrell some four years ago and is situated in a quiet attractive residential enclave which is well situated for the town centre. It has all the benefits of a new house along with insulation, double glazing, is nicely decorated to a high standard and has particular good use of light wood finishings and brass effect door furniture. One of the great attributes of the property is its open outlook to both sides and in particular to the rear outlooking on to the bowling green and hills beyond.

VESTIBULE 2.12m x 1.15m

Accessed via a glazed door with window to the side. Laminated flooring. Radiator. 1 x 13 amp socket. Coving.

CLOAKROOM 1.00m x 1.71m

A well positioned room with white wc and wash hand basin. Radiator. Extractor fan. Tiling around wash hand basin.

LOUNGE 4.90m x 4.51m

A well proportioned bright and spacious room with nice outlook on to the attractive front garden and to the hills beyond. Laminated flooring. Window with venetian blind. Radiator. 2 x telephone points. 6 x 13 amp sockets. Open staircase leading to the upper floor. Open to Dining Room.

DINING ROOM 2.25m x 2.80m

Continuing with laminated flooring. French doors leading to the enclosed rear patio. Radiator. 4 x 13 amp sockets. Electric smoke alarm. Open to Kitchen.

KITCHEN 2.50m x 2.72m

Fitted with ample light wood effect base and wall units and marble effect tops. Stainless steel sink and mini sink and chrome mixer tap. Stainless steel gas hob with electric oven below and extractor above. Space and plumbing for washing machine. Space for fridge/freezer. Vinyl tiled floor. 6 x 13 amp sockets plus dedicated sockets. Ceiling downlighters. Window with venetian blind outlooking on to the rear enclosed patio area. Alpha C23 combi boiler.

A staircase from the Lounge leads to the Upper Landing.

UPPER LANDING 1.28m x 3.33m

Useful shelved cupboard. 1 x 13 amp sockets. Electric smoke alarm. Access to roof space via an extending ladder; the roof space is insulated and partly floored with light and offers good storage.

BEDROOM 1 2.67m x 3.40m

A bright room with open outlook to the front. Built-in wardrobes with mirrored sliding doors, rail and shelf. Radiator. Telephone point. 6 x 13 amp sockets.

BEDROOM 2 3.12m x 3.40m

With nice view of bowling green to the rear. Again with built-in wardrobes with sliding mirrored doors, rail and shelf. Telephone point. 6 x 13 amp sockets. Radiator.

BEDROOM 3 2.12m x 3.00m

With outlook to the front through window with venetian blind. Radiator. 4 x 13 amp sockets.

SHOWER ROOM 1.67m x 2.41m

With metre shower tray and white wc and wash hand basin. Frosted window. Extractor fan. Downlighters. Radiator. Shaver point.

OUTSIDE:

The property is accessed via a mono blocked path. To the front there is a particularly neat and tidy garden with colour and interest. Beyond the front of the house there is 2 parking spaces and a small area of garden ground. To the rear there is an enclosed patio area with wooden fencing and gate to the side. Raised area of garden to the extreme rear. Water tap. Outside light.

PRICE: Guide Price £180,000

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 and floorcoverings.

ENTRY:

By mutual arrangement.

VIEWING:

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

