



7 RIVERSIDE DRIVE, GALASHIELS

ACCOMMODATION

Hall,
Spacious Lounge/Dining Area,
Kitchen, Inner Hall
Four Bedrooms (one with en-suite Cloakroom),
Family Bathroom,
Gardens to Front & Rear.
Drive in.
Gas Central Heating & Double Glazing

GUIDE PRICE £198,000

7 RIVERSIDE DRIVE, TWEEDBANK, GALASHIELS

This bungalow is set in a mature and attractive residential area of Tweedbank 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 was built some 20 years ago and has well laid out useful family accommodation and benefits from double glazing, gas central heating and gardens to the front and rear. The property is in need of some superficial redecoration.

HALL 2.06m x 1.85m

Accessed via a stained front door. Cupboard with hot tank and shelving. Radiator. 1 x 13 amp socket.

BEDROOM 1 3.61m x 3.26m

Access from the Hall this is a good sized bright room with fitted wardrobes having mirrored sliding doors, rail and shelf. 6 x 13 amp sockets. Radiator. Centre light on dimmer switch.

FAMILY BATHROOM 3.04m x 1.80m

Fitted with three piece suite and separate spa shower with curved doors. Large window. Tiling around bath and wash hand basin. Radiator. Medicine cabinet.

INNER HALL 1.75m x 3.34m

Separated from the Hall by a glazed door. Double cupboard containing the Vallant combi boiler with slatted shelving. Honeywell thermostatic control. Access to Roof space which is mostly floored and offers good storage. 4 x 13 amp sockets. Telephone point. Radiator.

LOUNGE/DINING AREA 3.16m x 8.29m

Running from the front to the rear of the house to the other with window on to front garden and French doors on to the rear garden. This room offers a bright living space with ample room for lounge area and dining area. 10 x 13 amp sockets. TV point. Three radiators.

BEDROOM 2 2.84m x 4.03m

Accessed off the Lounge overlooking on to the rear garden. 6 x 13 amp sockets. Radiator. Cupboard (0.91m x 1.00m) with shelving. Access to En-Suite Cloakroom.

EN-SUITE CLOAKROOM 1.85m x 1.00m

Fitted with white wc and wash hand basin. Window. Extractor fan. Wall mirror.

KITCHEN 2.57m x 3.09m

Accessed off the Inner Hall with stainless steel sink and mixer tap. Ample wood faced base and wall units with under unit lighting. Tiling around work surface. Space and plumbing for washing machine. Space for fridge. Ceramic hob with extractor

above and stainless steel Ikea double oven. Lit by a large window with roller blind. Half glazed back door giving access to the rear garden. Tiled flooring. Striplight. 8 x 13 amp sockets plus dedicated sockets.

BEDROOM 3 2.88m x 4.04m

Outlook on to the rear garden. Double cupboard with rail and shelf. 6 x 13 amp sockets. Radiator.

BEDROOM 4 2.42m x 2.91m

Outlook to the side. With built-in wardrobe with rail and shelf. Centre light on dimmer switch. 6 x 13 amp sockets. Telephone point. Radiator.

OUTSIDE

To the front the garden area is laid to chips with some shrubs, bushes and trees. There is a paved drive-in which can accommodate two cars. A path leads round each side of the house to a large enclosed rear garden which is laid to grass with paved sitting out area to the side. Outside tap and outside light. Garden sheds.

PRICE: Guide Price £198,000

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 floor coverings. The integrated kitchen appliances.

ENTRY:

By mutual arrangement.

VIEWING:

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