



## **86 THISTLE STREET, GALASHIELS**

### **ACCOMMODATION**

Hall,

Lounge,

Fitted Kitchen,

Three Bedrooms,

Bathroom.

Garden area.

Gas Central Heating and Double Glazing

**GUIDE PRICE £89,500**

**(NOTE: HOME REPORT VALUATION £100,000)**

# 86 THISTLE STREET, GALASHIELS

This first and upper flat is in a good location in Galashiels with fine views over the town and where parking is more readily available than in other parts of the town. The property is in good decorative order and benefits from part double glazing and gas central heating. The property has been intentionally priced to make it an attractive proposition; it does offer excellent value for money.

## **HALL** 2.04m x 2.70m

Accessed via outside stair by a part glazed door. Radiator. Telephone point. Door chime. Useful understair cupboard with shelving and light. Stair to Upper Floor. Honeywell thermostatic control. Coathooks.

## **LOUNGE** 2.09m x 4.07m

Bright and cheery room overlooking onto front. Double glazed window with open shelving below. Alcove with cupboard below with gas meter. TV point. 5 x 13amp sockets. Sliding door leading to Kitchen.

## **KITCHEN** 3.40m x 1.65m

Compact but well arranged with great view over Galashiels from window. Round enamel sink and drainer. Stainless steel whirlpool gas hob with electric oven below. Space for fridge freezer. Space and plumbing for washing machine. Ample base and wall units and wall shelving. Tiling around work surfaces. Vinyl floorcovering. Strip ceiling light. Radiator. 4 x 13amp sockets plus dedicated sockets.

## **BEDROOM TWO** 2.85m x 2.91m

Also with similar outlook to Lounge via window with open shelving below making a bright room. Radiator. 4 x 13amp sockets. Telephone point.

From the Hall stairs lead to Landing.

## **LANDING** 2.27m x 1m

Access to roof space. 1 x 13amp socket. Smoke alarm.

## **BEDROOM 1** 3.71m x 4.14m (into bow window)

Very spacious and bright bedroom with double glazed bow window. Wall (2.84m) of built in wardrobes with louvre door, rail and shelving. Radiator. 2 x 13amp sockets. Further cupboard with slatted shelving and hot and cold tank.



## **BEDROOM THREE** 2.24m x 1.94m

Ideal child's room or study with small arched window. Light on dimmer switch. Wall shelf. 1 x 13amp socket.

## **BATHROOM** 2.21m x 2.37m

Fitted with three piece white suite with Gainsborough Energy 2000x electric shower over bath. Tiling around bath. Large frosted window. Vinyl floorcovering. Radiator. Medicine cabinet. Pine fittings. Retractable drying pulley

## **OUTSIDE**

There is an area of garden ground with rockery and garden shed.

## **PRICE: Guide Price £89,500**

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. The kitchen appliances (for which no warranty is given).

## **ENTRY:**

By mutual arrangement.

## **VIEWING:**

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

