



9 HALL STREET, GALASHIELS

ACCOMMODATION

Hall,
Sitting Room,
Fitted Kitchen,
Dining Area,
Bathroom,
Three Bedrooms & Shower Room.
Private Courtyard & Shared Garden
Gas Central Heating and Double Glazing

FIXED PRICE £145,000

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This townhouse is in excellent decorative order and benefits from double glazing and gas fired central heating. It is conveniently situated for the town centre and has a sunny courtyard area to the rear. The property offers good family accommodation with the kitchen and dining area being particularly useful. It is a property that does require to be viewed to fully appreciate its assets.

HALL 1.07m x 1.05m

Accessed via a upvc door with glazing panel. Fitted carpet. Ceiling light. Coathooks. Radiator. 1 x 13 amp socket.

SITTINGROOM 5.00m x 3.05m

Accessed via a panelled glazed door. Windows to the front and rear. Valor real flame gas fire set on marble hearth with alcove to the side. Fitted carpet. Coving. TV point. 8 x 13 amp brass effect sockets. An archway gives access to the Kitchen.

KITCHEN 5.05m x 1.09m

A fully fitted kitchen with ample base and wall units. 1 1/2 stainless steel sink. Outlook over the courtyard garden through a window with vertical blind. Space for washing machine, tumble dryer, fridge and freezer (included). Four ring Hotpoint gas hob and integrated electric oven. Large under stair cupboard with shelving providing additional storage. Central heating programmer. 8 x 13 amp sockets plus dedicated sockets. Glazed door giving access to the rear garden. Access to the Dining Area.

DINING AREA 2.80m x 2.40m

With window to the front. Wall press. 2 x 13 amp brass effect sockets, light is on a dimmer switch. Cupboard housing the meters and fuse box and providing good storage. Fitted carpet.

BATHROOM 1.60m x 1.30m

Fitted with a three piece suite comprising wash hand basin, wc and bath with mixer taps. Fitted carpet. Half height tiling. Extractor fan. Wall mirror. Towel rail.

A staircase leads to the Landing.

LANDING

Fitted carpet. Access to the Attic. Window to the rear. Radiator. 1 x 13 amp socket. Smoke alarm. Access to roof space which is floored.

BEDROOM 1 5.00m x 2.80m

A double bedroom with window to the front. Radiator. 2 x 13 amp sockets. Fitted carpet.

BEDROOM 2 3.00m x 2.20m

Another double bedroom with window to the front. Fitted carpet. A complete wall of fitted wardrobes with mirrored sliding doors, shelving and rail. 2 x 13 amp sockets.

BEDROOM 3 3.40m x 2.50m

Another double bedroom with window to the front. Fitted carpet. Fitted wardrobes with shelving and rail. 2 x 13 amp sockets.

SHOWER ROOM 1.90m x 1.60m

A fully tiled room with frosted window to the rear. Wash hand basin incorporating vanity unit. WC. Quadrant glazed shower cubicle with Mira shower. Extractor fan. Wall mirror. 4 x chrome spot ceiling cluster light.

OUTSIDE

There is an enclosed courtyard with wooden fence situated at the rear of the property which provides an ideal outside space for enjoying the sunshine. This area is mainly paved with border shrubs and plants. Beyond the courtyard there is also a communal drying area where there is a privately owned garden shed which is included in the sale.



PRICE: Fixed Price £145,000

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. The washing machine, tumble dryer, fridge and freezer. Vertical blinds at all windows on the ground floor. The garden shed.

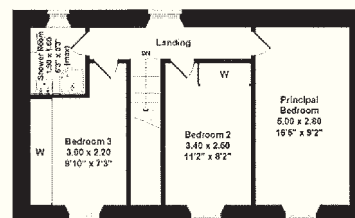
ENTRY:

By mutual arrangement.

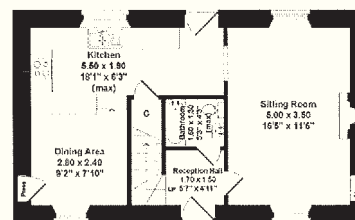
VIEWING:

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

9 Hall Street
Galashiels, TD1 1PJ
FOR IDENTIFICATION ONLY - NOT TO SCALE
Approximate Gross Internal Area: 34m² (1,011sqft)
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First Floor



Ground Floor

Note: All measurements are approximate and taken at the widest point. Whilst these particulars have been prepared as carefully as possible, no guarantee is given to their accuracy and these particulars shall not form part of any contract.