

## Galashiels, Scottish Borders



### 9 Ellwyn Terrace

A DETACHED DWELLING HOUSE PROVIDING EXCELLENT AND VERSATILE FAMILY LIVING ACCOMMODATION ARRANGED OVER THREE FLOORS, OFFERING MUCH MORE THAN MEETS THE EYE, FORMING PART OF A PRIVATE RESIDENTIAL DEVELOPMENT ON THE NORTHERN PERIMETER OF TOWN YET LYING WITHIN EASY REACH OF THE TOWN CENTRE AND ALL LOCAL AMENITIES.

THE PROPERTY'S ELEVATED NATURE IS SUCH THAT IT ENJOYS A MARVELLOUS SOUTHERLY ASPECT WITH FINE VIEWS OVER THE TOWN TO THE HILLS BEYOND.

THE ACCOMMODATION IS WELL-PROPORTIONED, IS TASTEFULLY DECORATED THROUGHOUT WITH WELL-APPOINTED KITCHEN AND BATHROOM FACILITIES, ALL BENEFITTING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING. THERE ARE GOOD SIZED AREAS OF LANDSCAPED GARDEN GROUND TO FRONT AND REAR OF THE PROPERTY WITH AMPLE OFF STREET PARKING CATERED FOR.

ENTRANCE HALL CLOAK ROOM LOUNGE FITTED KITCHEN/ DINING ROOM STUDY  
LOWER HALL LARGE SITTING ROOM UTILITY ROOM UPPER HALL MASTER BEDROOM  
EN SUITE SHOWER ROOM FOUR FURTHER BEDROOMS FAMILY BATHROOM LOFT STORAGE  
DOUBLE GLAZING CENTRAL HEATING GARDEN GROUND OFF STREET PARKING

EPC RATING: C

**Guide Price £292,000**

**Home Report Value £315,000**

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9 Ellwyn Terrace comprises a delightful detached villa of modern design and construction providing exceptional family living accommodation on three floors forming part of a private residential development well situated on the northern fringe of town, lying within comfortable walking distance of the main town centre.

The accommodation is well-proportioned, is tastefully decorated throughout all benefitting from gas fired central heating and double glazing.

The property's elevated nature is such that it enjoys a fine southerly aspect over the town with good sized areas of well-tended garden ground incorporating a large timber deck benefitting from the aforementioned southerly aspect, with off street parking for some two vehicles catered for.

Galashiels, arguably the Borders main shopping town with its selection of town centre shops and out of town stores including those of Asda and Tesco, with local transport, primary and secondary schooling readily available.

The town caters for a number of recreational activities, with two golf courses, many fine public parks, the surrounding area providing the opportunity to satisfy a variety of rural pursuits.

The recently opened rail link between Edinburgh and the Scottish Borders which has proved very successful to date should greatly enhance the area to the commuter.

### ACCOMMODATION

#### Ground Floor:

##### ENTRANCE HALL

4.52m x 3.23m (overall) – Accessed from the outside via a flush panelled door with fan light, the hall accommodates the stair linking ground and upper floors with further stair to the lower ground level. Central heating radiator, ceiling mounted smoke detector. Polished hardwood floor.



##### CLOAK ROOM

0.96m x 2.08m – Close coupled WC and pedestal basin with accessories cupboard below and mosaic tiled upstand and vanity mirror over. Chrome accessories, central heating radiator, double glazed window, polished hardwood floor.

##### LOUNGE

3.82m x 6.98m – A well-proportioned public room with double glazed windows to front, side and rear providing excellent natural light and benefitting from the marvellous southerly views over the town. Two central heating radiators, polished hardwood floor.



## **KITCHEN / DINING ROOM:**

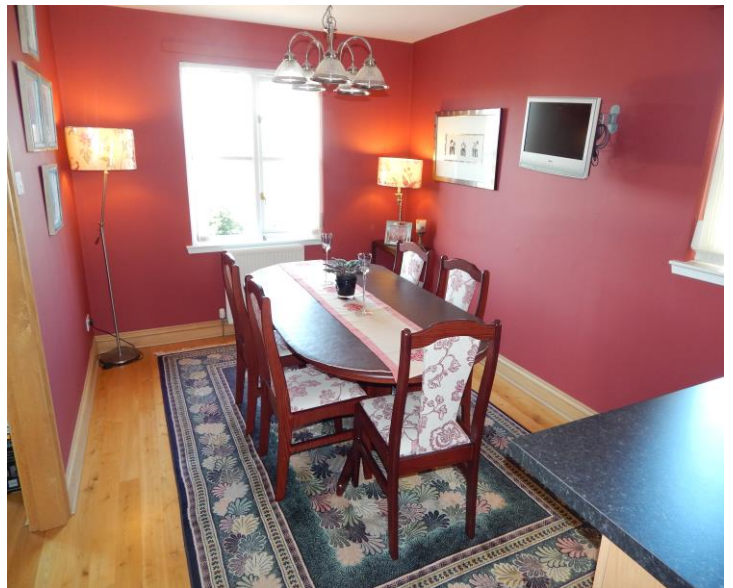
### **KITCHEN AREA**

2.84m x 4.26m – Provided with an extensive range of floor and wall mounted units in wood grain finish and dark laminate work surface and attractive tiled upstand. Stainless steel sink with mixer taps, integrated “Neff” cooker with four burner gas hob and cooker hood over, integrated dishwasher and fridge freezer. Double glazed window, polished hardwood floor.



### **DINING AREA:**

2.84m x 3.33m – With south facing double glazed window, central heating radiator and polished hardwood floor.



### **STUDY**

3.20m x 2.92m – Although currently utilised as a study, this apartment could be adapted for formal dining if required. South facing double glazed window. Central heating radiator, telephone point and polished hardwood floor.



**First Floor:**

*A stair formed of timber treads and risers with attractive timber balustrade and hand rail, links ground and upper floors.*

**UPPER HALL**

1.89m x 4.25m (overall) – Accessing all of the accommodation at first floor level and provided with a linen cupboard with slatted shelving which houses the lagged hot water cylinder, and provided with an electric immersion heater. Ceiling mounted smoke detector, central heating radiator, ceiling hatch with drop down ladder accessing the roof void area. Floor carpeted

**MASTER BEDROOM**

2.94m x 3.54m – One of five bedrooms with south facing double glazed window, twin wardrobes with sliding mirrored doors, central heating radiator, floor carpeted.



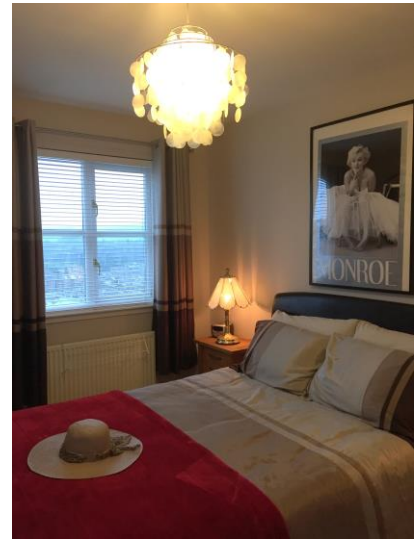
**EN SUITE SHOWER ROOM**

1.93m x 1.65m – Corner shower enclosure with sliding doors and power shower, the shower enclosure tiled full height, tiling continued to dado height to remaining walls. Close coupled WC, pedestal basin, double glazed window, free standing accessories cabinet, glass shelf and chrome towel rail, vinyl floor covering.



## **BEDROOM TWO**

2.83m x 3.93m – Double glazed windows to rear and side, wardrobe with sliding mirrored doors, hanging rail and high level shelf, central heating radiator, floor carpeted.



## **BEDROOM THREE**

2.86m x 2.94m – Again located to the rear, with double glazed window, central heating radiator, floor carpeted.

## **BEDROOM FOUR**

3.93m x 2.55m – One of two bedrooms located to the front of the property with double glazed window, telephone point, television aerial connection, wardrobe with sliding mirrored doors, hanging rail and high level shelf, dimmer switch light control, laminate floor covering.



## **BEDROOM FIVE**

3.79m x 2.38m – Double glazed window, central heating radiator, telephone point, laminate floor covering.



**FAMILY BATHROOM** 2.16m x 1.76m – Provided with a three piece suite of bath, pedestal basin and close coupled WC in white ware. Walls ceramic tiled full height in part to accommodate the “Mira Sport” shower, located over the bath with further showering facility connected to the bath taps. Patterned shower screen, double glazed window, central heating radiator, chrome accessories, ceramic tiled floor covering.

The drop down ladder which accesses the roof void area and the area, partially floored to provide useful storage, benefitting from electric light.

**Lower Ground Floor:** *A further stair of timber treads and risers, leading from the main entrance hall accesses lower ground level where a small hallway is provided with a central heating radiator, polished hardwood floor and gives access off to the area within the underbuilding.*

## UTILITY ROOM

2.78m x 4.23m – Provided with a range for floor and wall mounted units in wood grain finish, with dark laminate work surface, stainless steel sink and mixer taps. Space and connections for washer and dryer. Wall mounted “Worcester 245 BI” central heating boiler, central heating radiator, wall mounted extractor fan, access off to rear garden.



## SITTING ROOM

7.11m x 4.15m (overall) – This large, multi-purpose sitting area benefits from a south facing double glazed window, with sliding double glazed patio doors accessing the external timber decked area. Two central heating radiators, under stair cupboard with electric switchgear, polished hardwood floor.



## EXTERNAL

### GARDENS

There are areas of garden ground to front, side and rear of the property, the terraced front garden accommodating many colourful shrubs and the off street parking facility.



The area to the side is mostly laid to grass, again with flower and shrub borders and the rear garden which has been extensively landscaped is in part laid to grass with raised flower border and accommodates a large timber deck, ideal for summer bbq's and benefitting from the southerly aspect over the town to the hills beyond.

In addition there is a bike shed and a garden shed benefitting from electric power.





**MOVEABLES**

All fitted floor coverings are included in the sale.

**SERVICES**

The property is served by mains water, gas and electricity with drainage connected to the main sewer. The property enjoys the benefits of a gas fired central heating system, radiators provided with thermostatic valves which should greatly enhance the efficiency of the system.

**ENTRY**

By negotiation with the Selling Agents.

**COUNCIL TAX**

The property is within Council Tax Band 'G'.

**VIEWING**

By appointment through the Selling Agents.

**PRICE**

**Guide £292,000.** Offers are invited and should be submitted in the proper Scottish legal form to the Selling Agents at their Galashiels office (Ref AMcD)

*South facing view towards the hills*





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2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.
3. The photographs(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property which have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a **guide only and are not precise**. In particular, room measurements have been taken with a Sonic tape and, therefore, may be subject to a small margin of error. If such details are fundamental to a prospective purchaser, then he/she must rely on his/her own enquiries.
5. Where any reference is made to Planning Permissions or potential uses or to road proposals, such information is given by us in good faith. Prospective purchasers should, however, make their own enquires into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and **NOT** as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
7. The foregoing particulars, while believed to be correct, are not warranted or guaranteed in any way, nor are any of the measurements, etc., warranted or guaranteed.
8. Persons wishing to be notified of the fixing of a closing date for offers should specifically register their interest as soon as possible with the Selling Solicitors, but the seller reserves the right to sell the subjects without having fixed a closing date and is not bound to accept the highest or any offer.