



'WINDRUSH', ELM ROW, GALASHIELS, TD1 3HT



- GROUND LEVEL HALL
- UPPER HALL
- LOUNGE
- DAYROOM/SITTING ROOM
- DINING KITCHEN
- BALCONY CONSERVATORY
- 4 BEDROOMS (1 EN-SUITE)
- FAMILY BATHROOM
- SEPARATE SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DOUBLE GARAGE
- OFF-ROAD PARKING
- LARGE MATURE GARDEN

PIKE &
CHAPMAN

36 Bank Street • Galashiels • TD1 1ER
t: 01896 752379 • f: 01896 754439
e: gala@pikeandchapman.co.uk

www.bordersproperty.co.uk

'WINDRUSH', ELM ROW, GALASHIELS, TD1 3HT



DESCRIPTION

A detached two storey house offering spacious family accommodation in a quiet residential street of privately owned homes. Presented in an immaculate condition, the house has gas central heating and double glazing throughout, a large double garage with off-street parking in the driveway, and a large mature garden with a greenhouse and decked seating area. It is an easy walk to the local primary schools, Galashiels Academy, the town centre, and Transport Interchange with half hourly train services to Edinburgh and Tweedbank, and regular 'bus services to other parts of the Scottish Borders.

ACCOMMODATION

ENTRANCE & HALL

The driveway leads to the front door. It opens into a vestibule and to an interior door which leads to the ground level hall, off which sit two bedrooms, a separate shower room and the stairs to the upper accommodation.

DOWNSTAIRS BEDROOM 1

This double bedroom lies to the right of the entrance door, and the large window overlooking the front garden makes it a bright room. It has a fully tiled on-suite room of wash basin and toilet. It also benefits from a full length built in wardrobe adjacent to the bedroom door.

DOWNSTAIRS BEDROOM 2

This double bedroom lies to the left of the entrance door. It too has a large window overlooking the front garden making it a bright room, which easily accommodates the bed and additional free standing bedroom furniture.

SHOWER ROOM

A separate shower room is adjacent to the stairs to the upper hall. A large under-stair storage cupboard is accommodated adjacent to the door. The walls are fully tiled and it has suite of wash basin, toilet, and walk-in shower. The shower is screened by a curtain on a supporting rail, and an extractor fan is fitted to aid ventilation.

UPSTAIRS

The stairs lead to the upper hall off which sit the family bathroom, two bedrooms, a large built in storage cupboard, and the lounge, which in turn leads through to the conservatory and the dayroom/sitting room.

LOUNGE

The lounge is entered from the upper hall through a full length glass panelled door, and overlooks the front garden. It is very spacious with double glazed full length windows along its entire length including a glass panel door leading to the balcony mounted conservatory. This, with an additional window overlooking the garden to the side of the house makes the room bright and welcoming. An integral coal effect fireplace in a polished steel frame with marble hearth is located in the room. A door at the back leads to the dayroom/sitting room. Adding to the attraction of this room are two chandelier light fittings hung from two decorative plasterwork roses on the ceiling.

CONSERVATORY

The conservatory runs the whole length of the lounge. It is spacious with full length double glazed windows along its entire length overlooking the front garden, providing a bright welcoming and relaxing atmosphere.

DAYROOM/SITTING ROOM

The large window overlooking the back garden provides this room with a bright, comfortable, cosy, and welcoming atmosphere. It has an integral wall mounted gas fire and central heating radiator. It is spacious, presently accommodating a three piece suite and unit mounted TV set. A door at the back of the room leads through to the dining kitchen.

DINING KITCHEN

This room overlooks the back garden, which can be accessed from the kitchen through a glass panelled door. Worktops run on two sides of the room with floor and wall mounted kitchen units providing ample storage space. The room is spacious and bright, and presently accommodates a dining table set. A fridge-freezer, electric hob and oven, and composite kitchen sink are integral to the kitchen units.

UPSTAIRS BEDROOM 3

This spacious double overlooks the back garden through a large window which makes it a bright and pleasant room, and it benefits from a built in two door wardrobe.

UPSTAIRS BEDROOM 4

This bedroom is very spacious and overlooks the front garden. Two full length windows allow in generous amounts of daylight to make the room bright and pleasant. It easily accommodates the double bed, free standing wardrobe set and other items of bedroom furniture.

FAMILY BATHROOM

This room is accessed from the upper hall. It is spacious and has a suite of bath, toilet, walk-in shower, and wash basin mounted on its own vanity unit with additional storage space. The walls and floors of the bathroom are fully tiled and a heated towel frame is fitted adjacent to the door.

There is a loft which is fitted with a loft ladder and is partially floored offering considerable storage space and is also fitted with lighting.

OUTSIDE

A very spacious double garage is integral to the ground floor of the house and is accessed from the drive via two electronically operated roller doors. It is equipped with electric light and power sockets. The cellar/under house storage area runs the entire length of the house providing excellent additional storage space and is fitted with lighting.

The house is surrounded by a large mature garden of grass, flora, shrubs and apple trees. The garden also accommodates a decked seating area and a greenhouse.

SERVICES

Mains water, drainage and sewage, gas, electricity, telephone connection, gas central heating and double glazing throughout. Council Tax Band 'F'.

EXTRAS

All fixtures and fittings, and white goods, are included in the sale, but on the understanding that while believed to be in working order no warranties of any kind will be given. Floor coverings, curtains and blinds are also included. Other furniture and furnishings may be subject to separate negotiation.

ENTRY

By arrangement with sellers.

HOME REPORT

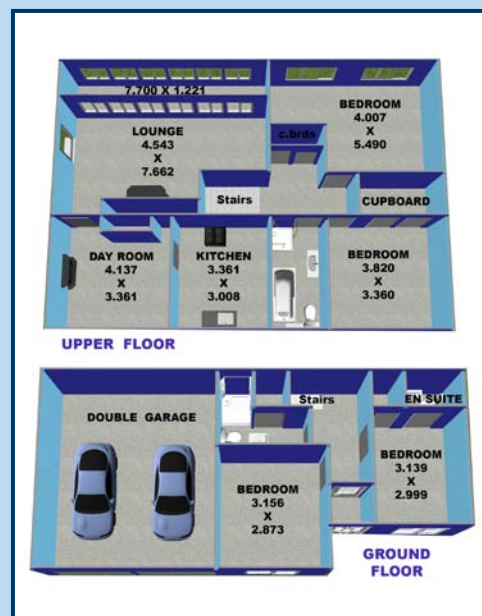
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



PIKE &
CHAPMAN

Solicitors

36 Bank Street • Galashiels • TD1 1ER

t: 01896 752379 • f: 01896 754439

e: gala@pikeandchapman.co.uk

w: www.bordersproperty.co.uk



espc

