

Galashiels, Scottish Borders



Keranalt, 49 Beech Avenue

AN END TERRACE BUNGALOW PROVIDING EXCELLENT FAMILY LIVING ACCOMMODATION PART OF AN ESTABLISHED RESIDENTIAL AREA ON THE EASTERN FRINGE OF TOWN LYING APPROXIMATELY $\frac{3}{4}$ OF A MILE FROM THE MAIN TOWN CENTRE. THE ACCOMMODATION WHICH IS WELL PROPORTIONED IS TASTEFULLY DECORATED THROUGHOUT AND BENEFITS FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING.

ENTRANCE HALL, SITTING ROOM, FITTED KITCHEN, REAR PASSAGE, 3 BEDROOMS, BATHROOM, AMPLE CUPBOARD ACCOMMODATION, DOUBLE GLAZING, CENTRAL HEATING, ENCLOSED GARDEN.
EPC RATING: D

Guide Price £95,000

Office at
Bank Close, Galashiels, TD1 1BG

Tel – 01896 663410

E-mail – property@iainsmith.co.uk

Check out our website at www.iainsmith.co.uk

49 Beech Avenue comprises a pleasant end terraced bungalow of modern design and construction forming part of an established residential area on the eastern edge of town, the property enjoying a bright sunny southerly aspect over joining properties to the hills beyond.

The accommodation is well proportioned with excellent kitchen and showering facilities all benefitting from gas fired central heating and double glazing. There is also an enclosed area of garden ground lying to the front of the property laid primarily to coloured slabs for ease of maintenance.

Day to day shopping is catered for close by as is primary schooling in the recently erected Langlee Primary school with local transport readily available.

More comprehensive facilities are catered for in Galashiels town entre where social and recreational facilities are all readily available as is secondary schooling. Galashiels which lies within comfortable commuting distance of all major border towns gives ready access to the Borders General Hospital and to the textile facility of the Heriot Watt University with Edinburgh readily reached either by car or by the recently reintroduced rail link between Edinburgh and the Scottish Borders rail link which has proved very successful to date.

ACCOMMODATION

ENTRANCE HALL

Accessed from the outside via an attractive part glazed UPVC panelled door the hall leads to the passage accessing all bedrooms and the bathroom and is provided with 3 useful cupboards one of which houses the electric meters, the gas meter located in another, the hall and passage are provided with a natural timber lined dado a feature which is repeated in all bedrooms.



SITTING ROOM 3.81m x 5.60m. A well proportioned public room with large double glazed front facing window providing excellent natural light. Electric living flame fire with marble surround hearth and timber mantel. Central heating radiator, fitted carpet.



KITCHEN 2.14m x 5.60m. An excellent cooking facility provided with an extensive range of floor and wall mounted units in dark marble effect finish with light complimenting work surface together with a 4 burner electric hob and cooker hood over, integrated electric oven, space for upright fridge freezer with space and plumbing for washing machine, inset sink with mixer tap. Walls are tiled to dado height, tiling which is continued above the work surface, double glazed window and double glazed door with side screen accessing the front garden, vinyl floor covering.



BEDROOM 1 3.77m x 3.09m. A good sized double room with window overlooking the enclosed garden, telephone point, central heating radiator, fitted carpet.



BEDROOM 2 A further double room again with window overlooking the front garden together with a wardrobe with high level shelf and hanging rail, radiator, fitted carpet.



BEDROOM 3 2.62m x 2.62. Overlooking the enclosed garden this excellent 3rd bedroom is provided with a central heating radiator and fitted carpet.



BATHROOM 2.45m x 1.43m. Excellent shower enclosure with ambulant access tiled full height, wash hand basin with mirrored splash back close coupled WC, double glazed windows, central heating radiator, wall mounted electric heater, electric towel rail and composite floor covering.

EXTERNAL



GARDENS There is an area of enclosed garden ground to the front of the property benefitting from the properties southernly aspect, garden which is laid primarily to coloured slabs for ease of maintenance but with a pleasant raised flower bed all providing a secure environment for pets and children.

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.

ENTRY By negotiation with the Selling Agents/owners.

COUNCIL TAX The property is within Council Tax Band 'Band'.

VIEWING By appointment through the Selling Agents.

PRICE Guide Price £95,000. Offers are invited and should be submitted in the proper Scottish legal form to the Selling Agents at their Galashiels office (Ref AMcD)

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification.
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 photograph(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 enquiries 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.