

J.D. Clark & Allan W.S.

Solicitors and Estate Agents

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GALASHIELS, 3 Redpath Crescent, TD1 2QG

Guide Price £150,000

This attractive and immaculately presented, mid-terraced property overlooks a grassed amenity area within a new edge-of-town development set amidst glorious Borders countryside. It will no doubt appeal to the first time buyer or young family with bright and spacious accommodation comprising:- Hall, Sitting Room, Rear Hall, WC, Dining Kitchen, three Bedrooms (one with en-suite Shower Room) and Family Bathroom. Double glazing and gas central heating are installed. The enclosed, low maintenance garden to the rear can be accessed directly from the street and provides a secure area for children and pets alike. Ample off-street parking is available to the front of the property.

Located just off the B6374 on the eastern outskirts of Galashiels, this popular development offers the best of both worlds with a peaceful location enjoying ready access to excellent local facilities. Galashiels itself affords a good range of shopping and recreational pursuits and is also well placed for easy access to other Borders towns and Edinburgh is within easy commuting distance. Indeed the commute to Edinburgh has, in recent years, been further facilitated by the re-opening of the Borders Railway terminating at Tweedbank just a short drive away.

See our website: www.jdca.co.uk

**ACCOMMODATION
GROUND FLOOR
HALL**

With stairs to first floor accommodation. Small cupboard housing electric meter. Pendant light fitting, smoke alarm, radiator and 2 x 13 amp power points.

SITTING ROOM – 4.02m x 4.00m at widest

A bright, well proportioned, slightly L-shaped room with twin front facing windows fitted with roller blinds. TV aerial/satellite/telephone and broadband connections. Pendant light fitting, smoke alarm, radiator and 7 x 13 amp power points.

REAR HALL

Understair cupboard housing the fuse board. Pendant light fitting, smoke alarm and 2 x 13 amp power points.

WC

White two piece suite comprising WC and pedestal wash-hand basin with splashback tiling. Vinyl flooring, light fitting, extractor fan and radiator.

DINING KITCHEN – 5.12m x 3.58m at widest

A bright, good sized room with two rear facing windows fitted with roller blinds and patio doors to garden. A stylish range of modern base and wall mounted units with under-unit lighting and splashback tiling provide ample storage and work surfaces. Stainless steel 1½ bowl sink with mixer tap. Integrated electric oven and four ring gas hob with stainless steel splashback and cooker hood. Plumbed for automatic washing machine. Vinyl flooring. Concealed wall mounted central heating boiler. Two four spot light fittings, radiator, 7 x 13 amp power points and other appliance points.

**FIRST FLOOR
LANDING**

With storage cupboard over the stairwell and further cupboard housing the hot water tank. Loft access. Two pendant light fittings, smoke alarm and 2 x 13 amp power points.

BEDROOM 1 – 3.32m x 2.94m

A stylish, well proportioned room with twin rear facing windows fitted with roller blinds. Built in wardrobe. Attractive white wash effect laminate flooring. TV aerial connection, pendant light fitting, radiator and 6 x 13 amp power points.

En Suite Shower Room

An internal facility with white suite comprising WC, pedestal wash-hand basin with splashback tiling over and recessed shower cubicle with mains shower. Recessed spotlights, extractor fan and radiator.

BEDROOM 2 – 4.00m x 2.94m

Another good sized room, this with twin front facing windows, pendant light fitting, radiator and 6 x 13 amp power points.

BEDROOM 3 – 2.88m x 2.20m

Also with twin front facing windows, pendant light fitting, radiator and 4 x 13 amp power points.

BATHROOM – 2.02m x 2.02m

Rear facing window. White three piece suite comprising pedestal wash-hand basin, WC and bath with splashback tiling. Recessed spotlights, extractor fan and radiator

**OUTSIDE
GARDEN**

A good sized area of enclosed, low maintenance garden ground lies to the rear of the property. Benefitting from direct access to the street via a path to the side of the terrace and being completely enclosed it provide a safe environment for young children and pets alike.

EXTRAS

All floor coverings, blinds, light fittings and integrated appliances are included in the sale.

COUNCIL TAX - Band D.

ENERGY EFFICIENCY RATING C (Potential B).

SERVICES

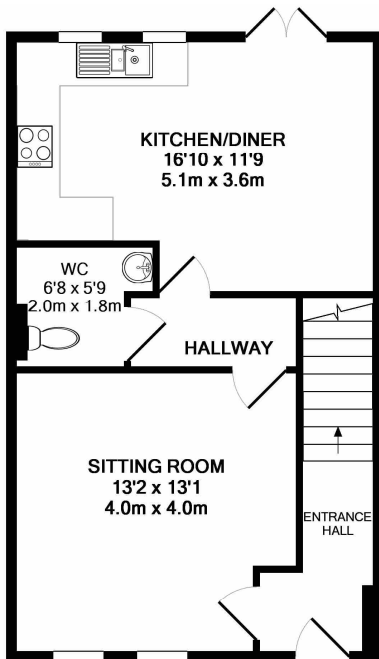
The property is served by mains gas, electricity, water and drainage. A quarterly factoring charge of approx £14 per month is payable to Hacking & Paterson, Edinburgh.

VIEWING

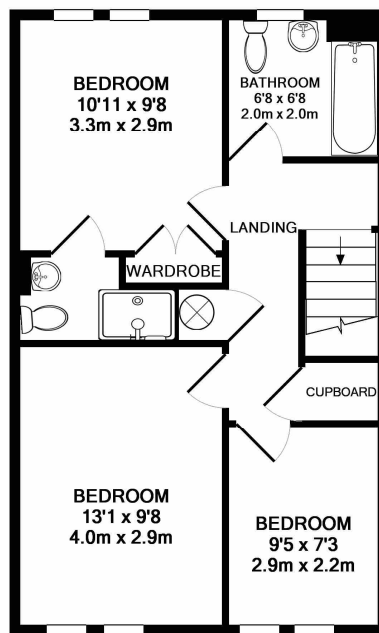
Viewing is highly recommended but strictly by appointment. This can be arranged through the Selling Solicitors.

OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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NOTE These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.

