



42A HIGH BUCKHOLMSIDE, GALASHIELS, TD1 2HW



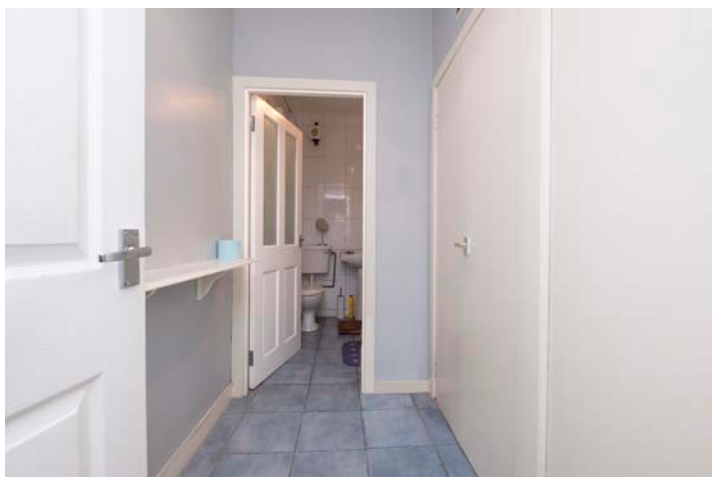
- VESTIBULE
- LOUNGE
- KITCHEN
- BEDROOM
- BATHROOM
- UTILITY ROOM
- DOUBLE GLAZING
- ELECTRIC HEATING
- UNRESTRICTED ON-STREET PARKING

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DESCRIPTION

A one bedroom ground floor end of terrace flat. The property is in excellent condition with scope for some cosmetic upgrading. Unrestricted on-street parking is available immediately outside the property. It is close to primary and secondary schools, the town centre, and the Transport Interchange with half hour train services to Edinburgh and Tweedbank, and regular 'bus services to other parts of the Scottish Borders.

ACCOMMODATION

ENTRANCE

The modern PVC double glazed entrance door is approached from the street and opens into a vestibule which also serves as a cloakroom. A second PVC double glazed interior door opens into the lounge.

LOUNGE & DINING ROOM

The lounge is spacious and overlooks the front of the property. An electric fire is the centrepiece of the room with an additional electric wall heater adjacent to the door to the vestibule. Doors in the lounge lead to the bedroom, the kitchen, and the utility room.

KITCHEN

Worktops stretch along three sides of the kitchen, and are covered by black granite effect laminate. The kitchen overlooks the side of the property, and wall and floor mounted kitchen units provide ample storage. An electric hob and cooker, and a stainless steel sink are integral to the kitchen units, with dedicated spaces for white goods. The walls behind the work tops and cooker are fitted with splashback board, and the floor is finished with grey slate tile effect vinyl. An extractor fan is fitted to the kitchen window to aid ventilation.

BEDROOM

This single bedroom is entered from the lounge, and overlooks the front of the property. It is capable of accommodating free standing bedroom furniture in addition to the bed.

UTILITY ROOM

This area is spacious and accommodates two full length built in storage cupboards. The floor of the room is fully tiled and it leads through to the bathroom.

BATHROOM

The bathroom as a white suite of wash basin, toilet, and bath, over which is fitted a 'Mira' electric shower, screened by a glass shower screen. The walls are fully tiled, with waterproof splashboard fitted to the walls behind the bath and shower. A wall mounted electric heater is fitted in the room, and an extractor fan to aid ventilation.

OUTSIDE

The property has no garden, but it has an area of paved patio and decorative stone chips immediately outside the vestibule. A local convenience store is located nearby, along with a 'bus stop with regular services to Edinburgh and the town centre. Unrestricted on-street parking is available immediately outside the property.

SERVICES

Mains water, drainage and sewage, electricity, telephone connection, and double glazed doors and windows. Council Tax Band 'A'.

EXTRAS

All fixtures and fittings, including floor coverings, blinds and curtains, are included in the sale.

ENTRY

By arrangement with sellers.

HOME REPORT

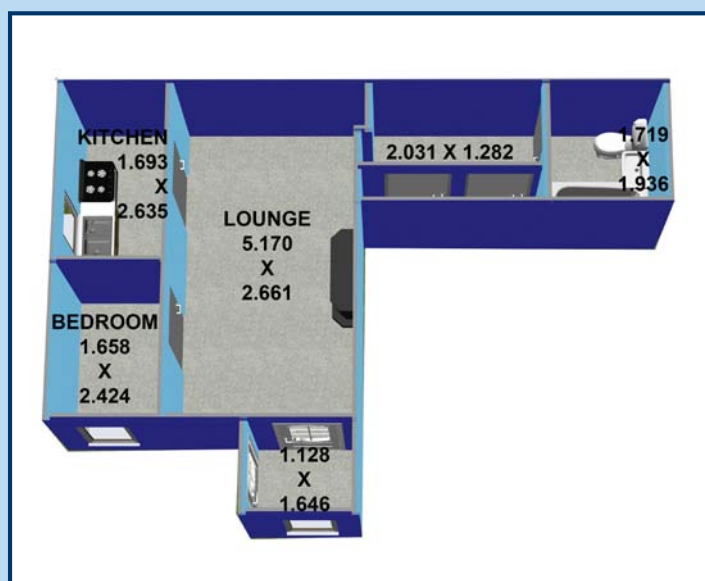
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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.



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