



'GALAVIEW' 61 MELROSE ROAD, GALASHIELS, TD1 2AT



- HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- 3 BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- 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

'GALAVIEW' 61 MELROSE ROAD, GALASHIELS, TD1 2AT



DESCRIPTION

A semi-detached two storey villa, in immaculate condition, offering spacious family accommodation in a residential area of privately owned properties. It is within easy walking distance of Galashiels Academy, local primary schools, and the town centre with the Transport Interchange offering half hourly train services to Edinburgh, and 'bus services to other areas of the Scottish Borders. The house has gas central heating and double glazing, a garage, off-street parking, and a large mature garden.

ACCOMMODATION ENTRANCE & HALL

A flight of stone steps leads from the street to the front door of the property which opens into a vestibule. A glass panelled inner door leads to the hall off which sit the lounge, dining room, kitchen, two large under-stair storage cupboards with electric light, and the stairs to the upper accommodation.

LOUNGE

The lounge is very spacious and overlooks the front garden through a large bay window with open views to the countryside. The window allows in generous amounts of daylight making the room bright and welcoming. The centre pieces of the room are an electric replica wood burning stove in a natural wood surround and marble hearth, and a decorative plaster rose ceiling piece. An attractive shelved alcove with a storage cupboard sits to the right of the fireplace.

DINING ROOM

The dining room is spacious and accommodates a full dining table set with additional free standing dining room furniture. It has a fitted electric fire in a natural wood surround, and a set of French window doors lead to an area of decking at the side of the house.

KITCHEN

The 'L' shaped contemporary kitchen is spacious with work surfaces on two sides in addition to a breakfasting bar. Floor and wall mounted kitchen units provide generous amounts of storage space. Two large windows and a full length glass panelled door leading to the garden make it a bright and pleasant work space. It has an integral gas hob, eye level electric oven and grill, and sink, with dedicated spaces for a washing machine, dishwasher and full length upright fridge freezer. The walls behind the work surfaces and the kitchen floor are fully tiled, and two vertical full length wall heaters are fitted in the room.

UPSTAIRS

Stairs lead to an upper landing off which sit three bedrooms and the bathroom.

BEDROOM 1

This very spacious bedroom overlooks the front garden and the large bay window enjoys open views to the countryside. This room presently accommodates a modular bedroom unit of three full length wardrobes and overbed storage, as well as matching free standing bedroom furniture. An electric ceiling fan is also fitted in the room.

BEDROOM 2

This double overlooks the garden at the side of the house. It too is spacious and presently accommodates four full length double door and one single door wardrobes, with matching free standing bedroom furniture in addition to a double bed.

BEDROOM 3

This single bedroom overlooks the front garden with views similar to bedroom 1. It is capable of accommodating free standing bedroom furniture in addition to a bed.

BATHROOM

The bathroom has a white suite of wash basin, toilet, and bath, over which is fitted a shower head. The walls behind the wash basin and shower are fully tiled, and the shower is screened by two curved glass doors. A full length heated towel frame is fitted adjacent to the door, and a large built in storage cupboard is accommodated in the room.

OUTSIDE

The house is surrounded by an extensive garden of mature trees, grass, shrubs and flora, and areas of decking with views to the countryside. The garden accommodates a brick built garden shed with electric power, a second wooden shed, and a greenhouse. The house also has a detached garage and space for off-street parking.

SERVICES

Mains water, drainage and sewage, gas central heating and double glazing throughout, telephone, broadband, and satellite connections. Council Tax Band 'E'.

EXTRAS

All fixtures and fittings, floor coverings, the modular wardrobe fittings in bedroom 1, and the

wardrobes in bedroom 2, are included in the sale. Other items of furniture, and white goods may be subject to separate negotiation.

ENTRY

By arrangement with sellers.

HOME REPORT

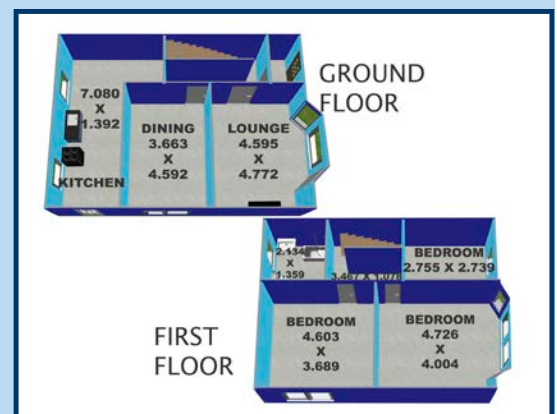
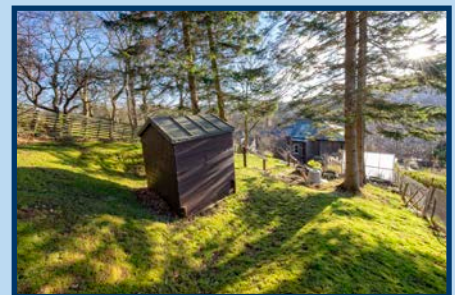
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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

