



13 HIGH STREET, GALASHIELS, TD1 1RY



- HALL
- LOUNGE
- DINING ROOM
- SITTING ROOM
- KITCHEN
- 3 BEDROOMS
- UPPER HALL
- SHOWER ROOM
- 2 UTILITY ROOMS
- BOX ROOM
- DOUBLE GLAZING
- ELECTRIC HEATING

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DESCRIPTION

A very spacious second and third floor flat in a block of three offering family accommodation in the centre of Galashiels. The property has double glazing throughout, and electric heating. It is within easy walking distance of Galashiels Academy and local primary schools, close to local shops and other retail outlets, and the Transport Interchange with half hour train services to Tweedbank Industrial Estate and Edinburgh, and regular 'bus services to other parts of the Scottish Borders.

ACCOMMODATION

ENTRANCE & HALL

The entrance door fronts High Street, and opens into a flight of stairs leading to the door to the flat. It opens into a second flight of stairs, and to where a large walk-in storage cupboard with electric light is located. These stairs lead to a landing off which sit a stairway to the upper accommodation of the flat, the kitchen, a large built in storage cupboard, and the door to the hall.

The hall is generously proportioned and leads to the lounge, another large built in storage cupboard, the dining room, and a bedroom.

LOUNGE

This room is very spacious and the large double window overlooking the street with open views over the town, allows in ample daylight to make it a bright and welcoming room. An attractive feature of this room is the decorative cornices which run around the high ceiling.

DINING ROOM

This room lies off the hall opposite the lounge. It is a well-proportioned room with two built in storage cupboards and easily able to accommodate a dining table set with accompanying free standing dining room furniture. The large double window overlooking the High Street allows in enough light to make it a bright room. A second door in the room leads to the sitting room.

SITTING ROOM

This generously proportioned room has two windows overlooking the street, allowing in enough light to make it bright and welcoming. It can easily accommodate sitting room furniture, and benefits from a full length built in storage cupboard.

KITCHEN

The kitchen is very spacious and the large window overlooking the back of the property allows in enough daylight to make it a bright workplace with laminate topped work surfaces on three sides of the room. Wall and floor mounted kitchen units and two large built in storage cupboards offer a generous amount of storage space. The stainless steel sink is integral to the work tops, and there is plenty of space to accommodate white goods.

DOWNSTAIRS BEDROOM

This double bedroom is entered from the hall. It overlooks the back of the property, and is capable of accommodating free standing bedroom furniture in addition to a double bed.

UPSTAIRS

Stairs adjacent to the kitchen door lead to a large upper hall off which sit two bedrooms, a box room, a shower room, two utility rooms, and a third set of stairs leading to a large double glazed full opening window which provides access to an unenclosed flat roof space.

UPSTAIRS BEDROOM 1 & 2

Both of these double bedrooms have large bay windows which allow in ample daylight to make them bright rooms. Both overlook the High Street and enjoy open views over the town. Each room is capable of accommodating free standing bedroom furniture in addition to a double bed, and one benefits from a large built in wardrobe.

BOX ROOM

This room is located between Bedrooms 1 & 2. It is large enough to accommodate a single bed, or could be converted into a small study or office.

SHOWER ROOM

This room has a white suite of wash basin mounted on its own vanity unit, toilet, and shower tray, over which is fitted a Mira Sport electric shower. The walls behind the shower are fully tiled and it is shielded by two full length curved glass sliding doors. A heated towel frame is also fitted in the room.

UTILITY ROOMS

These rooms are entered off the hall. The first room overlooks the back of the property and accommodates two large period porcelain sinks. A door at the back leads to the second utility room which overlooks the side of the property. The

large windows in each of the rooms make them bright work spaces, each equipped with electric power points. These rooms could be converted for use as an additional bedroom possibly with en-suite facilities.

SERVICES

Mains water, drainage and sewage, electricity, telephone connection, electric heating, Council Tax Band 'C'.

EXTRAS

All fixtures and fittings are included in the sale.

ENTRY

By arrangement with sellers.

HOME REPORT

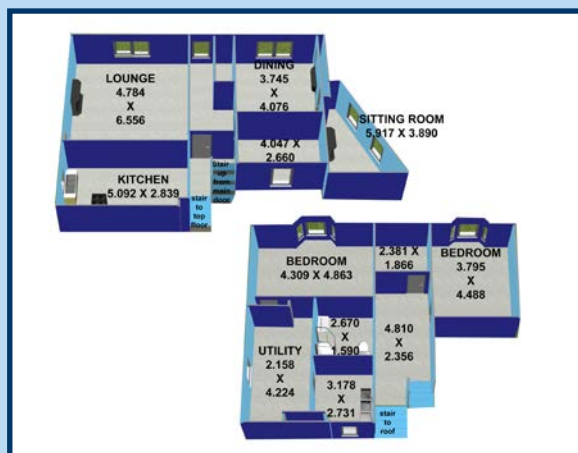
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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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