



80 MEIGLE STREET, GALASHIELS, TD1 1LL



- HALL
- LOUNGE
- KITCHEN
- 2 BEDROOMS
- BATHROOM
- DOUBLE GLAZING
- ELECTRIC HEATING
- outhouse
- SMALL GARDEN
- UNRESTRICTED ON-STREET PARKING

PIKE &
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DESCRIPTION

A two bedroom mid and upper floor house in a multi occupancy block in a residential area of mainly privately owned properties. The house is in good condition with scope for some modernisation and redecoration. It has electric heating and double glazing throughout, and a separate outside store. It is an easy walk to local primary schools, Galashiels Academy, the town centre, and the Transport Interchange with half hourly train services to Edinburgh, and regular 'bus services to other parts of the Scottish Borders. The property has a quarter of a shared garden area, which is small and easily maintained. On-street unrestricted parking is available immediately outside the property.

ACCOMMODATION

ENTRANCE & HALL

A paved path leads from the street to a flight of stone steps leading to the entrance door to the property. The door opens into the hall off which sit the bathroom, the lounge, the kitchen, and the stairs to the upper accommodation.

LOUNGE

The lounge is spacious and extends the whole width of the house. The large double window overlooking the front of the house allows in generous amounts of daylight to make it a bright and welcoming room. An alcove with a storage cupboard is located adjacent to the window.

KITCHEN

The kitchen overlooks the front of the house, and the large window allows in enough daylight to make it a bright work space. A large walk in storage cupboard with electric light, and floor and wall mounted kitchen units provide ample storage space. A stainless steel sink is integral to the work surfaces, and there are dedicated spaces for white goods.

UPSTAIRS

Stairs lead to an upper landing off which sit two bedrooms and a large walk in storage cupboard.

BEDROOM 1

This spacious double overlooks the back of the house. The large bay window enjoys open views over the town to the countryside, and allows in ample daylight to make it a bright room. The room is capable of accommodating free standing bedroom furniture in addition to a double bed.

BEDROOM 2

This single bedroom overlooks the front of the house. It is a bright room and could accommodate free standing bedroom furniture in addition to a bed.

BATHROOM

This has a suite of wash basin, toilet, and bath, over which is fitted a Redding Super 7X electric shower. The walls behind the bath and toilet are fully tiled, and an electric wall heater is fitted in the room.

OUTSIDE

The property has a separate outside store, and a quarter of a shared garden at the rear of the block, which consists mainly of grass. Unrestricted on-street parking is available immediately outside the property.

SERVICES

Mains water, drainage and sewage, electricity, electric heating and double glazing throughout. Council Tax Band 'B'.

EXTRAS

All fixtures and fittings and white goods are included in the sale.

ENTRY

By arrangement with sellers.

HOME REPORT

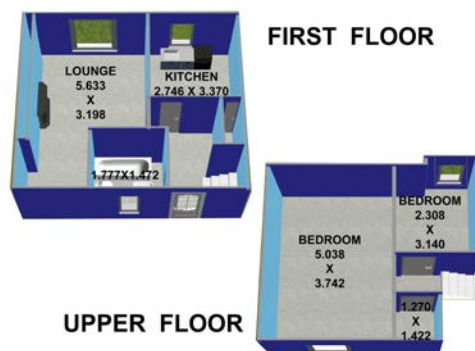
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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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