

## Galashiels, Scottish Borders



### 109 Langlee Drive

AN END TERRACED DWELLING HOUSE ON TWO FLOORS. PLEASANTLY SITUATED WITHIN THE LANGLEE HOUSING DEVELOPMENT, LYING APPROXIMATELY  $\frac{3}{4}$  OF A MILE FROM THE TOWN CENTRE. THE ACCOMMODATION IS GENERALLY WELL PROPORTIONED AND BENEFITS FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING. THERE ARE GOOD SIZED AREAS OF GARDEN GROUND TO FRONT AND REAR TOGETHER WITH A RANGE OF OUTBUILDINGS INCLUDING A TIMBER BUILT GARAGE TOGETHER WITH USEFUL OFF STREET PARKING.

ENTRANCE HALL SITTING ROOM FITTED KITCHEN TWO BEDROOMS BATHROOM GAS FIRED CENTRAL HEATING DOUBLE GLAZING GARDEN GROUND GARAGE AND RANGE OF OUTHouses

EPC RATING: D

**Guide Price £95,000**

Office at  
Bank Close, Galashiels, TD1 1BG

Tel – 01896 663410

E-mail – [property@iainsmith.co.uk](mailto:property@iainsmith.co.uk)

Check out our website at [www.iainsmith.co.uk](http://www.iainsmith.co.uk)

109 Langlee drive comprises an end terraced dwelling house with accommodation arranged over two floors situated within an established residential area on the eastern fringe of town lying approximately  $\frac{3}{4}$  of a mile from the main town centre. Day to day shopping, local transport and primary schooling are catered for close by with more comprehensive shopping facilities, secondary schooling, social and recreational facilities catered for within the town.

The accommodation is generally well proportioned with well appointed kitchen and bathroom facilities all benefiting from gas fired central heating and double glazing.

There are good sized areas of garden ground to front and rear of the property with a range of general purpose outhouses together with a single timber built garage, the drive way accessing the garage providing off street parking for some three vehicles.

The property lies close to the recently rebuilt Langlee primary school with day to day shopping and local transport catered for close by, the town centre providing more comprehensive shopping facility's and giving ready access to the Town's secondary school.

Galashiels lies within comfortable commuting distance of all major border towns with Edinburgh less than an hour drive away by car. The capital city is also reached by the recently re-introduced rail link between Edinburgh and the Scottish Borders. A rail link which has proved very successful to date.

The surrounding countryside provides the opportunity to satisfy a variety of rural pursuits.

## ACCOMMODATION

### Entrance Hall

Accessed from the outside via a UPVC door with patterned double glazing and double-glazed side screen. The hall accommodates the stair linking ground and first floors with useful under stair cupboard. Central heating radiator. Fitted carpet.

### SITTING ROOM

3.00 X 5.81 A bright and airy public room with double glazed windows front and rear. The Sitting room accommodates a living flame gas fire with polished marble surround and hearth and decorative timber mantel. Two central heating radiators. Fitted carpet.



### KITCHEN

2.37 X 4.00 With a good range of floor and wall mounted units finished in white with dark marble effect work surface, incorporating an inset sink with mixer tap. Gas cooking facilities. Full height cupboard with useful shelving and housing the electric meters. Side facing double glazed window. Double glazed door accessing the rear garden. Central heating radiator. Floor tile covered.



**FIRST FLOOR**

A stair formed of timber treads and risers, carpeted with timber hand rail links ground and first floors.

**UPPER LANDING**

Accessing all first-floor accommodation and provided with the cupboard housing the gas fired central heating boiler. Ceiling hatch giving access to the roof void area. Floor carpeted

**BEDROOM**

4.50 X 2.94 A good-sized double room with the twin double glazed window to the front and useful storage cupboard located over the stair. Central heating radiator. Floor carpeted.



**REAR BEDROOM**

3.41 X 2.93 Further double room with rear facing double glazed window. Central heating radiator. Floor carpeted.



**BATHROOM**

1.94 x 1.70 Three-piece suite of panelled bath, pedestal basin and WC. The area around the bath is tiled to accommodate the shower located over the bath. Double glazed window. Central heating radiator. Vanity mirror and shelf. Tiled floor covering.



## EXTERNAL GARDENS

There are areas of garden ground to front and rear of the dwelling house. Garden ground enclosed within established conifer hedging providing a significant degree of privacy and a safe environment for pets and children.

The front garden is laid primarily to gravel with four colourful flower beds. A driveway to the side of the property accesses the garage providing useful off-street parking for up to three vehicles.

The rear garden is part laid to grass with flower borders and accommodates the timber built single garage and a range of outhouses beyond, which includes two garden sheds and a greenhouse.



## MOVEABLES

All fitted floor coverings, curtains and light fittings are included in the sale.

## SERVICES

The property is served by mains water, gas and electricity with drainage connected to the main sewer.

## COUNCIL TAX

The property is within Council Tax Band 'A'.

## ENTRY

By negotiation with the Selling Agents/owners.

## VIEWING

By appointment through the Selling Agents telephoning 01896 663410

## PRICE

Guide Price £95,000. Offers are invited and should be submitted in the proper Scottish legal form to the Selling Agents at their Galashiels office (Ref AMcD)

### IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property which have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a **guide only and are not precise**. In particular, room measurements have been taken with a Sonic tape and, therefore, may be subject to a small margin of error. If such details are fundamental to a prospective purchaser, then he/she must rely on his/her own enquiries.
5. Where any reference is made to Planning Permissions or potential uses or to road proposals, such information is given by us in good faith. Prospective purchasers should, however, make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and **NOT** as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
7. The foregoing particulars, while believed to be correct, are not warranted or guaranteed in any way, nor are any of the measurements, etc., warranted or guaranteed.
8. Persons wishing to be notified of the fixing of a closing date for offers should specifically register their interest as soon as possible with the Selling Solicitors, but the seller reserves the right to sell the subjects without having fixed a closing date and is not bound to accept the highest or any offer.