



62 HAWTHORN ROAD, GALASHIELS, TD1 2LQ



- HALL
- LOUNGE
- KITCHEN
- 3 BEDROOMS
- BATHROOM
- STORE ROOM
- PARTIAL ELECTRIC HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN
- UNRESTRICTED ON-STREET PARKING

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DESCRIPTION

A three bedroom, two storey end of terrace south facing house offering family accommodation in a residential estate. The property is in immaculate condition with double glazing throughout, and partial electric heating. A fully enclosed easily maintained garden lies at the back of the property, and on-street unrestricted parking in the shape of off-road parking bays are located immediately outside the house. The new Langlee Primary School is within easy walking distance, and it is a 30 minute walk to Galashiels Academy. It is also a 20 minute walk to the town centre and the Transport Interchange with half hour train services to Edinburgh, and regular 'bus services to other parts of the Scottish Borders. A regular 'bus service also operates to and from the Transport Interchange.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached across a paved patio area. It opens into the hall off which sit the bathroom, stairs to the accommodation on the upper and lower levels of the house, and a large walk-in store room. This store room is very spacious and equipped with electric light. It has the potential of being converted into a small office or study.

LOUNGE

Stairs lead from the front door to a lower landing off which sit the lounge and the kitchen. The lounge is very spacious and easily accommodates free standing lounge furniture and a full dining table set. Two windows overlooking the garden allow in generous amounts of daylight to make it a bright and welcoming room. A large walk-in storage cupboard is accommodated in the room next to the door to the hall.

KITCHEN

The kitchen overlooks the garden and the large window allows in ample daylight to make it a bright workspace. Wall and floor mounted kitchen units provide ample storage space, and it is able to accommodate a dining table and chairs. A stainless steel sink is integral to the laminate covered work surfaces, with dedicated spaces for an electric cooker and white goods. A glass panelled door leads to the garden

UPSTAIRS

A second set of stairs lead from the hall at the front door to an upper landing off which sit three bedrooms.

BEDROOM 1

This double bedroom overlooks the garden, and the large window, with open views over the countryside to the Eildon Hills, makes it a bright room.

BEDROOM 2

This double bedroom also overlooks the garden and shares the same views as bedroom no. 1.

BEDROOM 3

This single bedroom overlooks the garden with views similar to the other two. It is large enough to accommodate free standing bedroom furniture in addition to a bed. A hatch in this room provides access to the fully insulated attic of the house.

BATHROOM

The bathroom is located adjacent to the front door. It has a white suite of wash basin, toilet, and bath, over which is fitted a Mira electric shower. The walls behind the shower are fully tiled, and the shower is screened by a curtain supported on a rail. A wall mounted electric heater and extractor fan are fitted in the room.

OUTSIDE

A large walk in external store is located adjacent to the front door. The fully enclosed garden is located at the back of the house with access from the front via a gate. The garden is mature and easily maintained, and consists mainly of grass, paved areas, and flower beds.

SERVICES

Mains water, drainage and sewage, electricity and telephone connection. Council Tax Band 'B'.

EXTRAS

All fixtures and fittings including the cooker 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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