

## Galashiels, Scottish Borders



### 218 Croft Street

**GROUND FLOOR FLAT IN A TWO STOREY AND ATTIC SEMI DETACHED HOUSE BLOCK PLEASANTLY SITUATED IN A POPULAR RESIDENTIAL AREA OF TOWN LYING WITHIN EASY REACH OF THE MAIN TOWN CENTRE. THE PROPERTY BENEFITS FROM GAS FIRED CENTRAL HEATING, IS DOUBLE GLAZED THROUGHOUT AND THERE IS A PLEASANT AREA OF ENCLOSED GARDEN LYING TO THE FRONT OF THE PROPERTY.**

**ENTRANCE HALL SITTING ROOM FITTED KITCHEN SHOWER ROOM INNER HALL TWO  
BEDROOMS DOUBLE GLAZING CENTRAL HEATING GARDEN GROUND OUTBUILDINGS  
EPC RATING:**

## Guide Price £80,000

Offices 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)

*This ground floor flatted dwelling house, part of a two storey and attic semi detached house block of traditional stone and slate construction is pleasantly situated on the eastern edge of town lying within comfortable walking distance of the main town centre. The accommodation which benefits from a recently refitted kitchen, double glazing and central heating lies close to one of the town's public parks with primary and secondary schooling located close by. Local transport, social and recreational facilities are all readily available and the property lies but a short walk from the textile faculty of the Heriot Watt University at Netherdale.*

*Galashiels has become a popular destination for the commuter since the re-introduction of the rail link between Edinburgh and the Scottish Borders, a rail link which has proved popular with the locals and visitors alike.*

## ACCOMMODATION

**ENTRANCE HALL** Giving direct access to the sitting room, kitchen and shower room and provided with a central heating radiator. Laminate floor covering.

**SITTING ROOM** 3.25m x 4.50m Benefiting from a double-glazed window overlooking the front garden and providing excellent natural light. Recessed alcove with glass shelf and cupboard below which houses the electric meters. Central heating radiator. Laminate floor covering.



**KITCHEN** 4.90m x 1.40m This recently refitted cooking facility in open plan format adjacent to the sitting room is provided with an extensive range of units in white with complementing work surface and pleasant breakfast bar. Electric ceramic hob with stainless steel cooker hood over. Integrated double oven. Washing machine, clothes dryer and fridge freezer. Laminate floor covering.



**SHOWER ROOM** 1.55m x 2.40m Corner shower enclosure lined in wet wall. Pedestal basin and close coupled WC. Central heating radiator. Ceiling mounted extract fan. Vinyl floor covering



## FRONT BEDROOM

2.50m x 3.85m A double room with front facing double glazed window, cupboard with hanging rail and overhead storage. Central heating radiator. Floor carpeted.



## REAR BEDROOM

3.30m x 1.90m side facing double glazed window. Wardrobe with hanging rail, high-level shelf and further overhead storage. Shelved cupboard. Central heating radiator. Laminate floor covering.



## EXTERNAL

### GARDENS

There is pleasant area of enclosed garden ground lying to the front of the property laid extensively to concrete slabs with coloured gravel surround for ease of maintenance together with a small flower bed.

Parking for the property is currently on street but the front garden would seem to provide the opportunity to form on site parking, a feature which has been created by a number of adjoining proprietors.

There are also rights to dry clothes on the area of garden ground to the rear owned by the proprietor of the upper floor dwelling.

Two small outhouses are located below the stair accessing the upper floor dwelling, one of which houses the gas fired central heating boiler.



<b>COUNCIL TAX</b>	The property is within Council Tax band 'B'.
<b>SERVICES</b>	The property is served by mains water, gas and electricity with drainage connected to the main sewer.
<b>MOVEABLES</b>	All fitted floor coverings are included in the sale as are the white goods located in the kitchen namely the washing machine, drier and fridge/freezer.
<b>VIEWING</b>	By appointment through the Selling Agents or by contacting the owners on 07754225709.
<b>ENTRY</b>	Strictly by negotiation with the Selling Agents/owners.
<b>PRICE</b>	Guide price of £80,000. Offers are invited and should be submitted in 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 enquires 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.