



76 KENILWORTH AVENUE, GALASHIELS, TD1 2DB



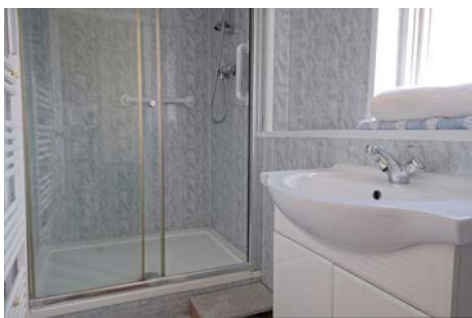
- HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- 3 BEDROOMS
- SHOWER ROOM
- TOILET
- PARTIAL GAS CENTRAL HEATING
- ENCLOSED GARDENS
- ON-STREET UNRESTRICTED PARKING

PIKE &
CHAPMAN

36 Bank Street • Galashiels • TD1 1ER
t: 01896 752379 • f: 01896 754439
e: gala@pikeandchapman.co.uk

www.bordersproperty.co.uk

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DESCRIPTION

A three bedroom end of terrace house offering family accommodation in a residential area of Galashiels. The house is in good condition with gas central heating in most rooms, and with scope for modernisation and redecoration. There are fully enclosed mature and easily maintained gardens at the front and rear, and unrestricted on-street parking is available immediately outside the property. It is within easy walking distance of the local primary school and a 30 minute walk to Galashiels Academy, the town centre, and the Transport Interchange, with half hour train services to Edinburgh, and 'bus services to other parts of the Scottish Borders.

ACCOMMODATION

ENTRANCE & HALL

The front door of the house is approached through the front garden and opens into the hall off which sit the lounge, kitchen, dining room, and stairs to the upper accommodation.

LOUNGE

The lounge overlooks the front and back gardens, extending the whole width of the house. It is a bright welcoming room with the focal point being the fitted traditional style gas fire in a wood and tile surround and hearth. A door at the back of the lounge leads to the kitchen.

DINING ROOM

The dining room is located opposite the lounge, and overlooks the front garden. It is a bright room and benefits from a built in storage cupboard. It is spacious enough to be used as a fourth bedroom if required.

KITCHEN

The kitchen is a spacious bright workspace overlooking the back garden with scope for modernisation. It presently accommodates a dining table set. Wall and floor mounted units provide storage space, with an integral stainless steel sink. A second door leads to the hall, and a third to the back garden.

UPSTAIRS

Stairs lead from the hall to an upper landing off which sit three bedrooms, a shower room, and a separate toilet.

BEDROOM 1

This bright double overlooks the front garden and is spacious enough to accommodate items of free standing bedroom furniture in addition to the double bed.

BEDROOM 2

This double overlooks the back garden. It is a bright room, and is spacious enough to accommodate items of free standing bedroom furniture in addition to the double bed.

BEDROOM 3

This double overlooks the front garden and benefits from a built in storage cupboard. It can accommodate free standing bedroom furniture in addition to the bed.

SHOWER ROOM

The shower room has a suite of wash basin on its own vanity unit, and walk in shower cabinet, with a shower head fed from the hot water supply. The shower is shielded by

a sliding glass door. All the walls in the room are fitted with light marble coloured waterproof splash board, and a heated towel frame is fitted adjacent to the door.

TOILET

The toilet is located opposite the shower room and accommodates a single toilet bowl and cistern.

OUTSIDE

There are fully enclosed mature and easily maintained gardens at the back and front of the property, consisting of a mixture of paved areas, grass, shrubs, and flora. A garden shed is accommodated in the back garden. Unrestricted on-street parking is available immediately outside the property.

SERVICES

Mains water, drainage and sewage, electricity, telephone connection, gas central heating in the hall, and all rooms with the exception of bedroom 3, the toilet, the dining room which has a fitted electric wall heater, and the shower room which has a heated towel frame. Council Tax Band 'A'.

EXTRAS

All fixtures and fittings are included in the sale.

ENTRY

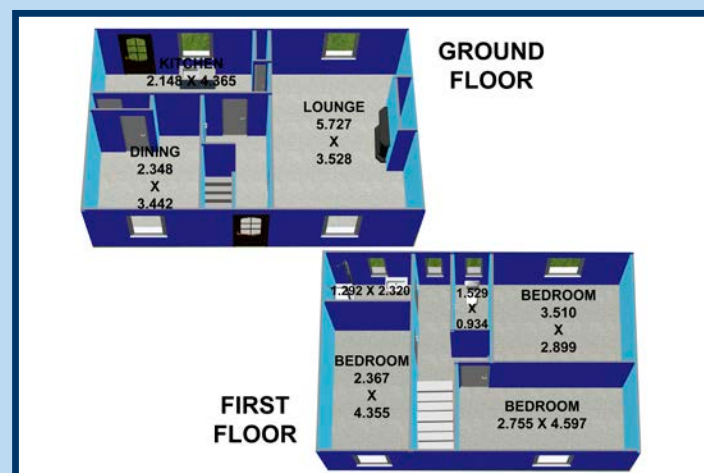
By arrangement with sellers.

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.



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