



34 ST. JOHN STREET, GALASHIELS, TD1 3JX



- VESTIBULE
- HALL
- LOUNGE
- DINING ROOM
- DINING KITCHEN
- 3 BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNRESTRICTED ON-STREET PARKING

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# 34 ST. JOHN STREET, GALASHIELS, TD1 3JX



A three bedroom mid and upper floor terraced house in a popular residential area. The property is in excellent condition with gas central heating and double glazing throughout. It is very close to the town centre, local primary schools, and Galashiels Academy. An area of shared garden lies at the back of the property, which accommodates a garden shed and a greenhouse. Unrestricted on-street parking is available immediately outside, and it is an easy walk to the Transport Interchange with half hourly train services to Edinburgh and Tweedbank, and 'bus services to other parts of the Scottish Borders. Galashiels is a main shopping centre with a selection of well known brand names in the town.

## ACCOMMODATION

### ENTRANCE & HALL

The front door is approached from the street and opens into a vestibule. An inner door opens into a short hall off which sit a door to the shared close at the side of the property, and stairs to the mid-level accommodation. These lead to a sizable upper 'L' shaped hall off which sit the stairs to the upper accommodation, dining room, lounge, and kitchen.

### DINING ROOM

This is a spacious bright room overlooking the front of the house, and can easily accommodate a full dining table set and additional dining room furniture.

### LOUNGE

This bright spacious and welcoming room also overlooks the front of the house, with the large double window allowing in generous amounts of daylight. The focal point in the room is the attractive traditional coal effect fireplace.

### DINING KITCHEN

The well laid out kitchen is spacious and accommodates a full dining table set. Granite effect laminate work tops run on three sides of the room, and wall and floor mounted units provide a generous amount of storage space with an integral gas hob and oven, upright fridge freezer, double stainless steel sink, and dedicated spaces for white goods.

A door at the back of the kitchen leads into a large walk-in pantry/storage cupboard with fitted shelves. It has a large window overlooking the back of the property, and electric light and power.

### UPSTAIRS

An open staircase leads to a hall on the upper level of the house, off which sit three bedrooms, a shower room, and large walk-in storage cupboard with a skylight window and electric light and power

### BEDROOMS 1 & 2

Bedrooms 1 & 2 are bright double rooms which overlook the front of the property through large bay windows. Both have storage cupboards beneath the bay window, with ample capacity to accommodate additional free standing bedroom furniture in addition to a double bed.

### BEDROOM 3

This single bedroom overlooks the back of the property. It is bright with ample room for the accommodation of free standing bedroom furniture in addition to the bed.

### SHOWER ROOM

The shower room has a suite of wash basin on a fitted vanity unit, toilet, and large walk-in shower cabinet, over which is fitted a Mira electric shower shielded by a fixed glass shower screen. Attractive light marble effect waterproof wall boarding is fitted to all the walls. A fitted storage cupboard and central heating radiator are also accommodated in the room.

### OUTSIDE

Whilst there is a shared area of ground with a washing line there is also a part which is wholly owned by the seller. This is at the very top of the garden and as such the greenhouse and shed are not shared.

### SERVICES

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

### EXTRAS

All fixtures and fittings are included in the sale. White goods are also included in the sale, but without guarantee. Other items of furniture may be the subject of separate negotiation.

### ENTRY

By arrangement with sellers.

### HOME REPORT

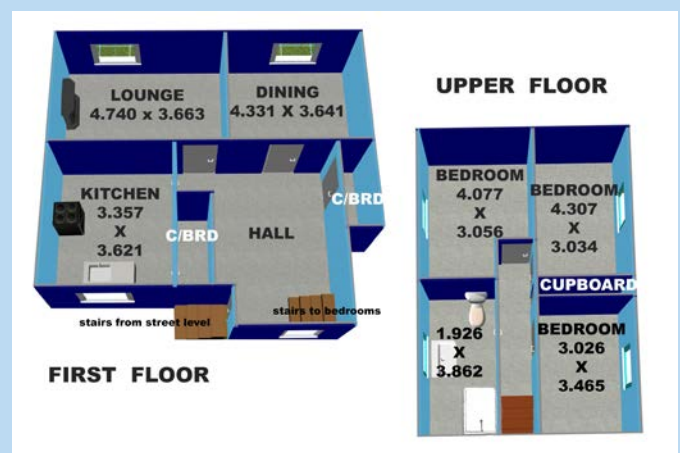
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit [www.onesurvey.org](http://www.onesurvey.org), and follow the instructions.

### 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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## Solicitors

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