



10 HAINING DRIVE, TWEEDBANK, GALASHIELS, TD1 3RJ



- HALL
- LOUNGE
- DINING KITCHEN
- 2 BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN
- UNRESTRICTED ON-STREET PARKING

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# 10 HAINING DRIVE, TWEEDBANK, GALASHIELS, TD1 3RJ



## DESCRIPTION

A two bedroom, two storey, end of terrace house in a residential housing estate. The property is in very good condition with scope for some modernisation and redecoration according to taste. It has gas central heating and double glazing throughout, and a fully enclosed mature and easily maintained garden at the rear. It is close to the local primary school, and just under 3 miles to Galashiels Academy. It is a short walk to the Borders Railway Station at Tweedbank with ½ hour services to Galashiels and Edinburgh. Regular 'bus services operate between Tweedbank and Galashiels.

## ACCOMMODATION

### ENTRANCE & HALL

The front door is approached from the street across a mono blocked pavement. It opens into the hall off which sit the lounge, kitchen, large walk in storage cupboard with electric light, under stair storage cupboard, and stairs to the upper accommodation. An outside built in storage cupboard is located next to the front door.

### LOUNGE

The lounge is spacious, and overlooks the back garden through a large window which allows in ample daylight to make it a bright room.

### DINING KITCHEN

This is a very spacious room, extending the whole width of the house. Two large windows and a glass panelled door overlooking the front of the house and the back garden allow in generous amounts of daylight to make it a bright dining area and work space. Floor and wall mounted units provide ample storage, with white marble effect laminate work tops running on two sides of the room with an integral stainless steel sink, and dedicated spaces for the gas hob, oven, and white goods. The walls behind the work tops are tiled. The glass panelled door in the dining area leads into the back garden.

### UPSTAIRS

An open bright stairway leads to the upper landing off which sit two double bedrooms, bathroom, and full length built in storage cupboard.

### BEDROOM 1

This is a bright very spacious room overlooking the back garden. It extends almost the full width of the house and accommodates a generously proportioned walk in wardrobe/storage cupboard with electric light.

### BEDROOM 2

This bright double overlooks the back garden and has the capacity to accommodate free standing bedroom furniture in addition to a bed.

### BATHROOM

The bathroom has a suite of wash basin, toilet, and bath over which is fitted a Mira electric shower. The walls behind the bath are fully tiled, and the room accommodates a small storage cupboard, and central heating radiator adjacent to the door.

## OUTSIDE

A mono blocked pavement lies at the front of the property. This leads round the side of the house to a gate which allows entry to the back garden. The back garden has been maintained in immaculate condition, and consists mainly of gravelled and paved areas, and timber lined borders with a mixture of flora and shrubs. It also accommodates a garden shed with electric light and power.

## SERVICES

Mains water, drainage and sewage, electricity, gas central heating and double glazing throughout. 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](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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