



11 LINBURN STREET, GALASHIELS, TD1 1HP



- HALL
- OPEN PLAN LOUNGE & KITCHEN
- 1 BEDROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SHARED GARDEN AREA
- UNRESTRICTED ON-STREET PARKING

PIKE &  
CHAPMAN

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# 11 LINTBURN STREET, GALASHIELS, TD1 1HP



## DESCRIPTION

A one bedroom, first floor, mid-terrace flat in a quiet and popular residential street. The property is in fairly good condition with gas central heating and double glazing, and would benefit from modernisation and redecoration. It is close to local primary schools, and an easy walk to Galashiels Academy, the town centre with shops and amenities, the Transport Interchange with regular train services to Edinburgh and Tweedbank, and 'bus services to other parts of the Scottish Borders. Ample unrestricted on-street parking is available immediately outside the property.

## ACCOMMODATION

### ENTRANCE & HALL

The door to the flat is approached from the street via a common close and set of shared stone steps. The half glass panelled door opens into a bright hall off which sit the open plan lounge & kitchen, the bedroom, and a built in storage cupboard.

### OPEN PLAN LOUNGE & KITCHEN

This room is entered from the hall via a full glass panelled door. It is spacious, and two large windows overlooking the front of the property allow in ample daylight to make the lounge and kitchen areas bright. A full length built in shelved storage cupboard is located next to one of the windows.

The kitchen area has a black marble laminate worktop running on one side of the room, with an integral electric hob and oven, and stainless steel sink. Floor mounted kitchen units provide storage with dedicated spaces for white goods.

## BEDROOM

This bright single bedroom, with capacity to accommodate free standing bedroom furniture in addition to a bed, overlooks the back of the property. A second door leads into an en-suite shower room.

## SHOWER ROOM

The shower room has a suite of wash basin, toilet, and walk-in shower cabinet over which is fitted a shower fed from the main water supply, and shielded by a shower curtain supported on a rail. The walls behind the shower are fully tiled. A central heating radiator, and extractor fan are fitted in the room.

## OUTSIDE

The property shares a communal area at the back which consists mainly of grass and a gravelled area for drying clothes.

## SERVICES

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



# PIKE & CHAPMAN

## Solicitors

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