



167 - mid and upper flat

167 SCOTT STREET, GALASHIELS, TD1 1DU



- HALL
- LOUNGE
- DINING ROOM & KITCHEN
- 3 BEDROOMS
- BOXROOM
- FAMILY BATHROOM
- SEPARATE TOILET
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARDEN
- OUTHOUSES
- ON-STREET UNRESTRICTED PARKING

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DESCRIPTION

A three bedroom mid and upper level end terrace flat in a popular residential street. The property is in very good condition with scope for modernisation and redecoration. It is close to town centre shops and amenities, local primary schools, Galashiels Academy, the Scott Park, and the Transport Interchange with regular train services to Edinburgh and Tweedbank, and 'bus services to other parts of the Scottish Borders. The property has a defined share of a communal garden area at the back, and sole ownership of two outhouses. Unrestricted on-street parking is available immediately outside.

ACCOMMODATION ENTRANCE & HALL

The full length glass panelled door to the property is approached from the street through a common close and up a flight of stone steps. It opens into the hall off which sit the lounge, separate toilet, stairs to the upper accommodation, and an under stair storage cupboard.

LOUNGE

The lounge is spacious, and overlooks the front of the property through two large windows. These allow in a generous amount of daylight to make it a bright and welcoming room. A second door leads to the dining room and kitchen.

DINING ROOM & KITCHEN

This is a very spacious area extending the whole width of the house, and large windows overlooking the front and back of the property make it a bright welcoming space. The focal point of the dining room is the traditional style gas fire in a Fyffe stone surround and hearth.

The kitchen area is separated from the rest of the room by a breakfasting bar and open shelving. It overlooks the back of the property and is a bright functional workspace. Wood laminate worktops run on three sides of the room with an integral electric hob and oven, and stainless steel sink. Floor and wall mounted units provide ample storage, with dedicated spaces for white goods.

SEPARATE TOILET

This room overlooks the back of the property. It has a suite of toilet and wash basin, and has been fitted with wall mounted storage cupboards.

UPSTAIRS

An open stair leads to the upper landing off which sit three bedrooms, the family bathroom, and a box room.

BEDROOM 1

This bright double room overlooks the front of the property through a large bay window which enjoys views over the town to the countryside beyond. It benefits from a built in double door wardrobe unit with an additional storage cupboard.

BEDROOM 2

This spacious bright double overlooks the front of the property with similar views to bedroom 1. It has capacity to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 3

This single room overlooks the back of the property. It has the capacity to accommodate free standing bedroom furniture in addition to a bed.

FAMILY BATHROOM

This has a suite of wash basin, toilet, and bath over which is fitted a shower fed from the main water supply and shielded by a curtain supported on a rail. The room accommodates a large storage cupboard, and a central heating radiator is fitted.

BOX ROOM

This room has electric light, and a skylight which allows in ample daylight to allow its use as a small study or office, or storage space as required.

OUTSIDE

The property has a defined area of a shared garden at the back, consisting mainly of paving and gravelled areas with floral borders. It also has sole ownership of an under stair outhouse, and separate brick built outhouse, adjacent to the garden.

SERVICES

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

EXTRAS

All fixtures and fittings are included in the sale. The washing machine in the kitchen is also included in the sale, but without guarantee.

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.

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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