



## 10 HEATHERY RIG, TWEEDBANK, GALASHIELS, TD1 3SA



- HALL
- LOUNGE
- KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- GARDEN
- OFF-STREET PARKING

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# 10 HEATHERY RIG, TWEEDBANK, GALASHIELS, TD1 3SA



## DESCRIPTION

A semi-detached two bedroom house in a quiet residential estate of predominantly privately owned properties. It is in excellent condition with scope for some modernisation. The house benefits from double glazing and gas central heating throughout, a separate garage, and drive which can accommodate parking for more than one vehicle. A partially enclosed garden lies at the back of the property next to the garage. It is close to the local primary school, and a forty five minute walk to the centre of Galashiels with a variety of shops and amenities, and Galashiels Academy. It is also a twenty minute walk to Tweedbank Railway Station with services to Edinburgh and 'bus services to various parts of the Scottish Borders.

## ACCOMMODATION

### ENTRANCE & HALL

The door of the house is approached across the drive and opens into a hall off which sit the lounge, kitchen, and sizable walk-in storage cupboard.

### LOUNGE

The lounge is a bright welcoming room overlooking the front garden through a triple paned window. It is generously proportioned and could accommodate a dining table set in addition to lounge furniture.

### KITCHEN

The kitchen is a functional and bright workspace overlooking the back garden through a triple pane window. Light coloured laminate tops run on two sides of the room with an integral stainless steel sink. Wall and floor mounted units provide generous storage space with dedicated spaces for the installation of a free standing cooker and other white goods. The room is spacious and could accommodate a dining table set.

## UPSTAIRS

A bright open stair leads to an upper landing off which sit two bedrooms and the bathroom.

### BEDROOMS 1 & 2

These bright double rooms overlook the front and back gardens respectively. Each benefits from a built in double door wardrobe and could accommodate free standing bedroom furniture in addition to a double 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 tiled, and an extractor fan and central heating radiator are fitted in the room. The bathroom also accommodates a large built in storage cupboard.

## OUTSIDE

The garden area at the front is a mix of white gravel planted with shrubs, and a red gravel drive leading to the garage. The garage is equipped with electric light. The garden at the back consists of red gravel with a terraced section planted with shrubs.

## SERVICES

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

## EXTRAS

All fixtures and fittings are included in the sale. Any electrical appliances or white goods included as part of the sale, or sold separately, are sold 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](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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