



1 STORE CLOSE, BANK STREET, GALASHIELS, TD1 1EP



- VESTIBULE
- LOUNGE
- SITTING ROOM
- KITCHEN
- 3 BEDROOMS (1 ENSUITE)
- OFFICE
- STUDY
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING

**PIKE &
CHAPMAN**

36 Bank Street • Galashiels • TD1 1ER
t: 01896 752379 • f: 01896 754439
e: gala@pikeandchapman.co.uk

www.bordersproperty.co.uk

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DESCRIPTION

A three bedroom two storey town house offering secluded and spacious family accommodation in the heart of the town centre. It benefits from gas central heating and double glazing and has scope for some modernisation. It is close to town centre shops and amenities, local primary schools, Galashiels Academy, and the Transport Interchange with train services to Edinburgh and Tweedbank, and 'bus services to other parts of the Scottish Borders.

ACCOMMODATION

ENTRANCE & HALL

The door is approached from Bank Street through a common close and courtyard shared with neighbouring properties. It opens into a sizable vestibule which is bright and fully double glazed. A second door opens into the lounge.

LOUNGE

The lounge is bright, spacious and overlooks the courtyard through two large French windows. Other doors in the room lead respectively to the kitchen, family bathroom, and sitting room. The stairs to the upper accommodation are accessed from the lounge.

KITCHEN

The kitchen is a spacious functional workspace overlooking the courtyard. Blue tiled worktops run on three sides of the room with an integral double kitchen sink. The walls behind the worktops are fully tiled with matching blue tiles. Generous storage space is provided by wall and floor mounted kitchen units with dedicated spaces for a free standing five ring gas cooker, upright fridge/freezer, washing machine, and dishwasher. The floor of the kitchen is fully fitted with light coloured floor tiles.

FAMILY BATHROOM

The bathroom has a suite of wash basin on its own vanity unit with storage cupboards, toilet, and

bath over which is fitted a shower fed from the main water supply. The floor of the room, and the walls behind the bath are fully tiled. Other walls are partially tiled.

SITTING ROOM & OFFICE

The sitting room overlooks the courtyard through a large window which allows in ample daylight to make it a bright room. A special feature of this room is the period black wrought iron open fireplace with a double oven. A second door in the room leads through to the office. This room looks towards the street and could be used as a small single bedroom if required.

UPSTAIRS

An open staircase leads from the lounge to an upper hallway off which sit three bedrooms and ceiling hatch which leads to the attic space. A large, shelved storage unit is attached to the wall of the hall.

BEDROOM 1 & SHOWER ROOM

This generously proportioned bright room overlooks the courtyard. It benefits from three fitted double door wardrobes and shelving and has ample room to accommodate free standing bedroom furniture in addition to a double bed. The ensuite 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. The walls of the room and the shower cabinet are fully tiled.

BEDROOM 2

This bright double room has two windows, one overlooking the courtyard and the other towards the street. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 3 & STUDY

This single room overlooks the courtyard. It has ample capacity to accommodate free standing bedroom furniture in addition to a bed. A second

door in the room leads through to the study. This room is bright and looks towards the street and has capacity to accommodate office furniture.

OUTSIDE

A common close, shared with the neighbouring property, leads from the street to the courtyard. That property has right of access to and from the street. Restricted parking only is available in Bank Street immediately outside the property.

SERVICES

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

EXTRAS

All fixtures and fittings are included in the sale. Any electrical appliances and white goods included in the sale are sold without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

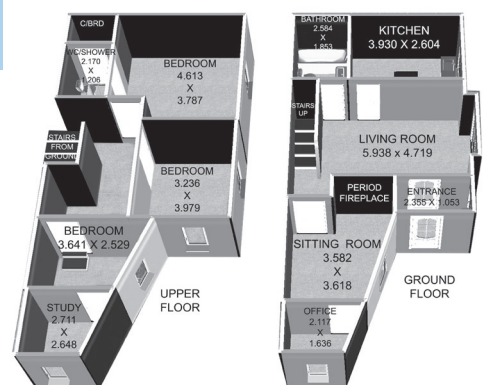
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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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