



264 GALA PARK, GALASHIELS, TD1 1HQ



- VESTIBULE
- LOUNGE
- KITCHEN
- ONE BEDROOM
- SHOWER ROOM
- PARTIAL DOUBLE GLAZING
- GARDEN
- OUTHOUSE
- UNRESTRICTED ON-STREET PARKING

PIKE &
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DESCRIPTION

A one bedroom ground floor flat in a popular residential area. The property is in good condition and would benefit from some modernisation and remedial work. It is close to the local primary school, Galashiels Academy, local retail shops, the town centre, and Transport Interchange with train services to Edinburgh and Tweedbank and local and regional 'bus services. It has an outhouse and small mature well maintained garden at the rear. Ample unrestricted on street parking is available immediately outside the property.

ACCOMMODATION

ENTRANCE & HALL

A newly fitted double glazed half panelled door leads from the street to a vestibule off which sit the lounge and shower room.

LOUNGE

The lounge is bright and spacious and has the capacity to accommodate a dining table set. The focal points in the room are the traditional style gas fire in a wood surround and tiled hearth, and a shelved alcove adjacent to the window overlooking the front of the property. Two doors at the back of the room lead respectively to the kitchen and bedroom.

KITCHEN

The kitchen is a bright functional workspace with two windows overlooking the garden at the rear of the property. Light coloured leaf pattern laminate worktops run on two sides of the room with an integral stainless steel sink. The walls behind the work tops are tiled and generously supplied with electric power points. Ample storage is provided by wall and floor mounted units with dedicated spaces for the free standing gas cooker and white goods.

BEDROOM

This double room overlooks the garden through a glass panelled door. It benefits from a double door fitted wardrobe with additional storage and has ample capacity to accommodate free standing bedroom furniture in addition to a bed.

SHOWER ROOM

The shower room has a suite of wash basin on its own vanity unit with storage cupboards, toilet, and walk in shower over which is fitted a Mira electric shower. The walls of the room and the shower are fully tiled and an electric heater is incorporated in the ceiling light.

OUTSIDE

A paved area outside the bedroom door leads to a small mature garden which has been very well maintained and is enclosed by a wooden fence. The garden consists of a lawn surrounded by a border of shrubs. A close shared with neighbouring properties allows access to the street from the garden. Ample unrestricted on street parking is available immediately outside the property.

SERVICES

Mains water, drainage and sewage, gas, electricity, partial double glazing. Council Tax Band 'A.'

EXTRAS

All fixtures and fittings are included in the sale. Electrical appliances and white goods, and the gas cooker, if included in the sale are sold without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

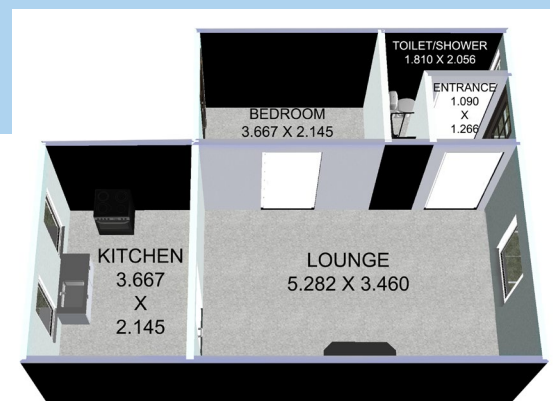
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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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