



39 LANGLEE DRIVE, GALASHIELS, TD1 2EA



- HALL
- LOUNGE
- KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- UNRESTRICTED ON-STREET PARKING

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DESCRIPTION

A two bedroom mid-level flat in a three storey property in a residential estate. It has double glazing throughout and electric heating. It is close to the local primary school and a thirty minute walk to town centre shops and amenities, and Transport Interchange with train services to Edinburgh and 'bus services to other parts of the Scottish Borders. A regular local 'bus service runs between the estate and Galashiels town centre.

ACCOMMODATION

ENTRANCE & HALL

The door to the property is approached through the front garden. It leads to a communal stair and landing off which sits the door to no. 39. It opens into the hall off which sit the lounge, kitchen, two double bedrooms, bathroom, and large built in storage cupboard.

LOUNGE

The lounge is a bright spacious room overlooking the front of the property through a large double pane window. It has ample room to accommodate lounge and dining room furniture.

KITCHEN

This is a bright functional workspace overlooking the back of the property. The floor is fully tiled, and black granite laminate worktops run on three sides of the room with an integral double stainless steel sink, and electric hob and oven. The walls behind the worktops are tiled. Ample storage space is provided by a large built in storage cupboard, and wall and floor mounted units with dedicated spaces for installing white goods.

BEDROOM 1

This bright spacious double overlooks the front of the property. It has ample room to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 2

This double room overlooks the side of the property and benefits from a large built in storage cupboard. It too has capacity to accommodate free standing bedroom furniture in addition to a double bed.

BATHROOM

This has modern fixtures and fittings comprising a white suite of wash basin, toilet, and bath over which is fitted a square rain shower head with an additional hand held unit, shielded by a glass shower screen. The floor and walls of the room are fully tiled. A Creda electric wall heater and an extractor fan are fitted in the room.

OUTSIDE

A communal garden with shrubs lies at the front of the property, and a sizable communal drying green lies at the back. Unrestricted on-street parking is available immediately outside the property.

SERVICES

Mains water, drainage and sewage, electric heating, double glazing throughout. Council Tax Band 'A.'

EXTRAS

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

ENTRY

By arrangement with sellers.

HOME REPORT

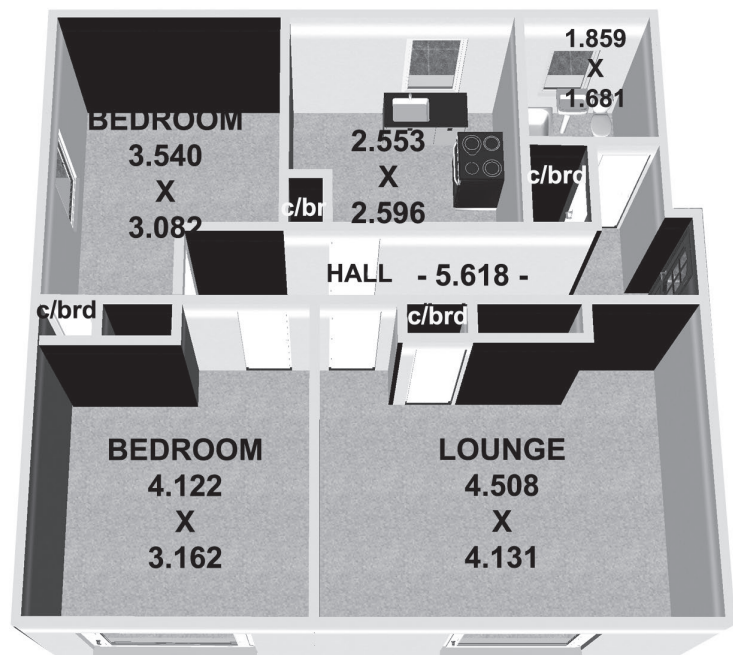
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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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