



135 GALA PARK, GALASHIELS, TD1 1HB



- SPACIOUS FAMILY HOME NEAR TOWN CENTRE
- THREE DOUBLE BEDROOMS
- CLOSE TO PRIMARY & SECONDARY SCHOOLS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN

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# 135 GALA PARK, GALASHIELS, TD1 1HB



## DESCRIPTION

A three bedroom mid and upper floor maisonette in a three storey block, offering spacious family accommodation in a popular residential area. It has double glazing, gas central heating, and a defined share of enclosed garden ground. Would benefit from modernisation. Ample unrestricted on street parking is available immediately outside the property. It is a short walk to primary and secondary schools, town centre shops and amenities and Transport Interchange with train services to Edinburgh and Tweedbank.

## ACCOMMODATION

### ENTRANCE & HALL

The entrance door at the rear of the block is approached through a garden gate and along a paved path shared with the neighbouring property. It opens into a sizable vestibule. A second full glass panelled 'L' shaped hall off which sit the lounge, dining kitchen, bathroom, bedroom, utility room, stairs to the upper accommodation, and two large storage cupboards.

### LOUNGE

The lounge is a spacious welcoming room which overlooks the front of the property. The focal point in the room is the Baxi Bermuda SP coal effect gas fire in a Fyestone surround and tiled hearth. An alcove with shelves and cupboards is located adjacent to the fireplace. Additional storage cupboards are located underneath the window.

### DINING KITCHEN

This room overlooks the front of the property through two windows. The dining area accommodates a full dining table set and benefits from a full length glass fronted cabinet. The kitchen area is a bright functional workspace. Light marble effect worktops run on three sides with an integral stainless steel sink, electric hob, and waist high electric oven.

Ample storage is provided by wall and floor mounted kitchen units with dedicated spaces for installing white goods.

### BEDROOM 1

This bright downstairs double room overlooks the front of the property and benefits from a double door wardrobe with additional storage. It has capacity to accommodate free standing bedroom furniture in addition to a double bed.

### BATHROOM

The bathroom is generously proportioned with a suite of bath, toilet, wash basin, and walk in shower cabinet which has been adapted for a person with limited mobility. The walls behind the shower are fitted with waterproof wall boarding, the walls surrounding the bath are fully tiled. Three large storage cupboards are accommodated in the room which is also fitted with a central heating radiator and a heated towel frame.

### UTILITY ROOM

The utility room overlooks the back of the property through two windows. It accommodates two large storage cupboards, a stainless steel kitchen sink, central heating radiator, and spaces for installing white goods.

### UPSTAIRS

A bright open stair with a large picture window half way leads to a sizable upper landing which accommodates a small office area with a computer desk, and off which sit bedrooms 2 & 3.

### BEDROOMS 2 & 3

Both rooms are spacious doubles and overlook the back of the property. Bed 2 has a large picture window and bed 3 a large skylight window each enjoying open views to the countryside and hills surrounding the

town. Each of the rooms benefit from large walk in wardrobes with additional storage and fitted with electric light. Both have capacity to accommodate free standing bedroom furniture in addition to a bed.

## OUTSIDE

The property has a defined share of enclosed garden ground at the back of the block. Ample unrestricted on street parking is available immediately outside the property.

## SERVICES

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

## EXTRAS

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

## ENTRY

By arrangement with sellers.

## HOME REPORT

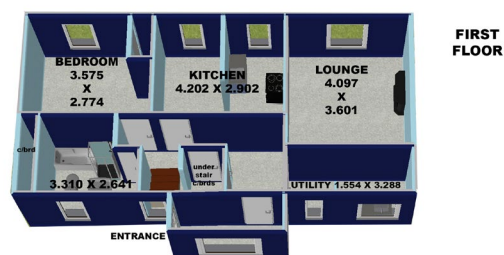
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit [www.onesurvey.org](http://www.onesurvey.org), and follow the instructions.

## 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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