



## 15 ABBOTS PLACE, GALASHIELS, TD1 3BU



- GROUND FLOOR FLAT
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CLOSE TO LOCAL PRIMARY SCHOOL
- QUIET RESIDENTIAL STREET
- IDEAL STARTER FAMILY HOME OR INVESTMENT OPPORTUNITY

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## DESCRIPTION

A three bedroom ground floor flat in a quiet residential street. It benefits from gas central heating and double glazing, and has an enclosed garden at the rear. It is close to the local primary school, Public Park, and a fifteen minute walk to Galashiels Academy, town centre, and the Transport Interchange with train services to Edinburgh and Tweedbank. Unrestricted on-street parking is available immediately outside the property.

## ACCOMMODATION

### ENTRANCE & HALL

The front door is approached across the small front garden and opens into a hall off which sit the lounge and a bedroom.

### LOUNGE

The lounge is a bright, spacious, welcoming room overlooking the front of the flat through a large double pane window which allows in generous amounts of daylight. The room has capacity to accommodate a dining table set in addition to lounge furniture, and a full length shelved alcove cupboard is located adjacent to the window. A second door in the room leads through to the kitchen, and a third to bedroom no. 2.

### KITCHEN

The galley style kitchen is a functional workspace and would benefit from some modernisation. A buttermilk etched brown laminate effect worktop runs on one side of the room with an integral stainless steel sink and dedicated space for a free standing cooker. The floor of the room is fully tiled. The wall behind the worktop is tiled, and ample storage space is provided by wall and floor mounted units. A second full glass panelled door in the kitchen leads to a rear hall off which sit the shower room and a door leading to the back garden.

## SHOWER ROOM

This has a white suite of wash basin, toilet, and large walk-in shower cabinet over which is fitted a shower fed from the main water supply and shielded by a sliding glass door. The walls of the room, and behind the shower, are all fitted with white waterproof wall boarding. An extractor fan is fitted in the room to aid ventilation.

### BEDROOM 1

This bright double room overlooks the front garden through a large double pane window and is entered from the hall. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed and benefits from a large built in shelved storage cupboard. A second door leads to bedroom no. 2.

### BEDROOM 2

This bright double overlooks the back garden. It has capacity to accommodate free standing bedroom furniture in addition to a double bed.

### BEDROOM 3

This single room is entered from the lounge and overlooks the back garden. It has ample capacity to accommodate free standing bedroom furniture in addition to a bed.

## OUTSIDE

A small gravel covered garden lies at the front of the property. A paved path at the side of the property leads to the back garden. This is mainly covered with decorative gravel, a paved patio, and accommodates a summer house. The flat also shares an outside wash house with the property above. Ample unrestricted on-street parking is available 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

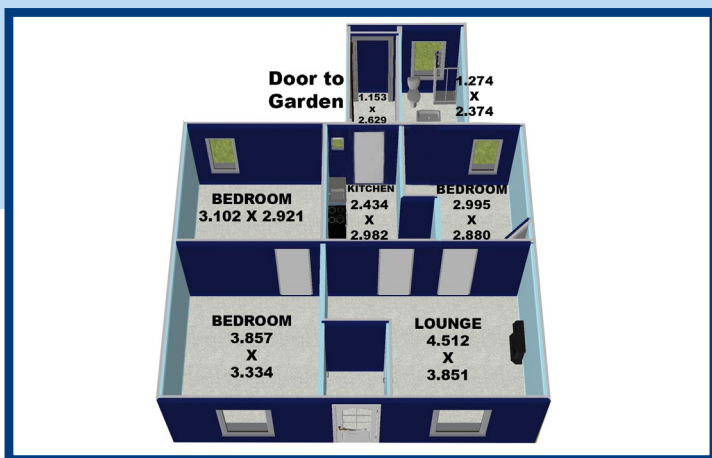
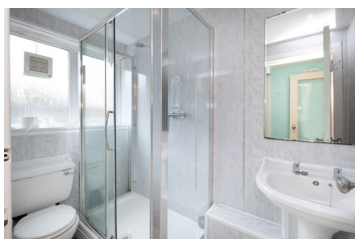
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

## 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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