



## 14 LINTBURN PLACE, GALASHIELS, TD1 1NN



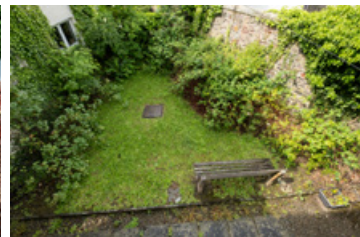
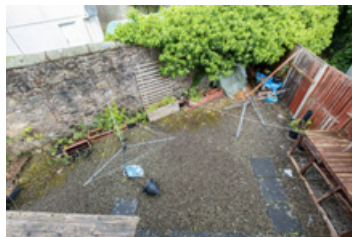
- QUIET LOCATION
- CLOSE TO TOWN CENTRE SHOPS & AMENITIES
- ACCESS TO COMMUNAL GARDEN SPACE
- ONE DOUBLE BEDROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- COUNCIL TAX BAND 'A'

DOUGLAS  
&  
GILMOUR & SON

20 Market Place • Selkirk • TD7 4BL  
t: 01750 20271 • f: 01750 22686

[www.bordersproperty.co.uk](http://www.bordersproperty.co.uk)

# 14 LINTBURN PLACE, GALASHIELS, TD1 1NN



## DESCRIPTION

A first floor single double bedroom flat in a quiet secluded location close to town centre shops and amenities, and primary and secondary schools. It has double glazing throughout and would benefit from a degree of modernisation. It has generous internal storage space and has access to a communal garden. Ample on-street unrestricted parking is available immediately outside the property. It is a short walk to the Transport Interchange with regular train services to Edinburgh and Tweedbank, and 'bus services to other parts of the Scottish Borders, including the Borders General Hospital, a major employer in the area.

## ACCOMMODATION

### ENTRANCE & HALL

The entrance door is approached up a stair shared with neighbouring properties. It opens into a hall off which sit the lounge, one double bedroom, bathroom with shower, a large walk-in cupboard/ cloakroom, and second large built in shelved storage cupboard.

### LOUNGE

The lounge is generously proportioned, and two large windows overlook the communal garden on two sides of the room. These allow in generous amounts of daylight which make it a bright and welcoming room. The room has ample capacity to accommodate a dining table set in addition to lounge furniture.

### KITCHEN

The kitchen is a spacious, bright, and functional workspace which overlooks the garden through a large double pane window. Blue quartz laminate worktops run on two sides of the room with an integral four ring electric hob, eye level electric grill and waist high electric oven. The walls behind the worktops and hob are tiled. Generous storage space is provided by wall and floor mounted units, a large built in storage cupboard, walk-in shelved pantry, and integral fridge, with a dedicated space for installing white goods.

### BEDROOM

This bright double room overlooks the garden through a large double pane window. It benefits from a large built in double door wardrobe with additional storage and has capacity to accommodate free standing bedroom furniture in addition to a double bed.

### BATHROOM

This has a white suite of wash basin, toilet, and bath over which is fitted a Mira electric shower shielded by a hinged glass shower screen. The walls behind the bath and toilet are fully tiled and an extractor fan is fitted in the room.

## OUTSIDE

The communal garden lies at the rear of the block of flats, and consists of a gravelled area, and one with grass and shrubs. Ample unrestricted parking is available immediately outside the property.

## SERVICES

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

## 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.



# DOUGLAS & GILMOUR & SON

Solicitors  
20 Market Place • Selkirk • TD7 4BL

t: 01750 20271 • f: 01750 22686  
e: selkirk@douglasgilmour.co.uk  
w: www.bordersproperty.co.uk  
LP-1 Selkirk



espc

