



YARROWDENE, PATERSON STREET, GALASHIELS, TD1 3DD



- SPACIOUS FAMILY ACCOMMODATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CLOSE TO LOCAL PRIMARY SCHOOL
- ENCLOSED GARDEN
- GARAGE & OFF-STREET PARKING

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# YARROWDENE, PATERSON STREET, GALASHIELS, TD1 3DD



## DESCRIPTION

A semi-detached two storey bungalow offering spacious family accommodation in a quiet street of privately owned properties. It benefits from gas central heating and double glazing. A garage is attached to the house, and the drive can accommodate off-street parking for more than one vehicle. It is close to the local primary school and Galashiels Academy, the town centre with a variety of shops and amenities, and the Transport Interchange with train services to Edinburgh.

## ACCOMMODATION

### ENTRANCE

The front door is approached across the drive and opens into a vestibule which accommodates two large built in storage cupboards. An inner full glass panelled door opens into a sizable hall off which sit the lounge, sitting room, dining kitchen, stairs to the upper accommodation, and downstairs toilet. The toilet has a white suite of wash basin on a vanity unit, and toilet bowl. It also accommodates a fitted heated towel frame and storage cupboard.

### LOUNGE

This generously proportioned room overlooks the front garden through a large picture window which allows in generous amounts of daylight to make it a bright and welcoming room. A focal point in the room is the traditional style coal effect gas fire in a wood and black stone surround and hearth. Two central heating radiators are fitted in the room.

### SITTING ROOM

This spacious room is entered from the hall. A central heating radiator and 'Brazilia' gas wall heater are fitted in the room. A large patio doorway leads into the conservatory.

### CONSERVATORY

This very spacious and bright room overlooks the back garden. It is fully double glazed with electric light and power points, and fitted with a central heating radiator. Two large patio doors, and a single door at the side open onto the back garden.

### DINING ROOM & KITCHEN

This area is entered from the hall through a full glass panelled door. The dining area is generously proportioned with capacity to accommodate a full dining table set and additional dining room furniture. An open arch leads into the kitchen. This too is generously proportioned with light wood laminate

work tops on three sides of the room with integral light coloured composite double kitchen sink, four ring electric hob, electric oven, and larger style fridge freezer. The wall behind the electric hob & work top is tiled. Two large picture windows overlooking the back garden are located behind the remaining two work tops.

Ample storage is provided by wall and floor mounted units in addition to a large built in storage cupboard, with dedicated spaces for installing white goods. A 'TEAC Micro Hi-Fi System MC-DX10' compact disc system is also fitted in the room.

### UPSTAIRS

A bright open stair with a window half way leads to an upper landing off which sit two bedrooms and a bathroom.

### BEDROOM 1

This bright spacious double overlooks the front and side of the house. It benefits from a double mirror door wardrobe with additional storage, and two more built in wardrobes. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed. A second door in the room leads into a bright office space with desk overlooking the back garden through a large skylight window.

### BEDROOM 2

This is a very spacious room which benefits from two large double door mirror wardrobes with additional storage. Two separate doors lead from the landing into the room. The room is divided in two by an open arch, which may indicate that two double bedrooms were merged into one. There would be an ability to create two double bedrooms if required.

### BATHROOM

This room is very generously proportioned with modern fixtures and fittings. It has a white suite of bath, wash basin on a vanity unit, toilet, and walk-in curved shower cabinet. The shower is fed from the main water supply and the walls behind are fitted with white waterproof wall boarding. The bath is fitted with a mixer tap with a hand held shower unit attached to it. A central heating radiator/towel frame is fitted in the room.

### OUTSIDE

A mono block drive with accommodation for more than one vehicle sits in front of the house and garage. The front garden has a mix of grass and shrubs. A paved path at the side leads to the fully enclosed back garden. An area of paving sits at the rear of the kitchen and

conservatory, the remainder of the garden is a mix of grass and shrubs. The back garden presently accommodates a small glass panelled garden room, hot tub, garden shed and garden store.

## SERVICES

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

## EXTRAS

All fixtures and fittings are included in the sale. Any electrical appliances or 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.

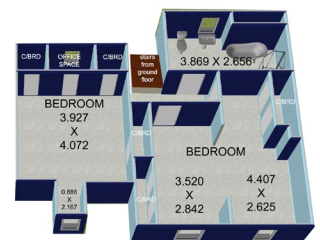
## CLOSING DATE

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.

### UPPER FLOOR



### GROUND FLOOR



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CHAPMAN

## Solicitors

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