



CLAVADEL, 15 MEIGLE STREET, GALASHIELS, TD1 1LN



- SPACIOUS FAMILY HOME
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CLOSE TO TOWN CENTRE
- ENCLOSED GARDEN SPACE

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DESCRIPTION

A three bedroom semi-detached two storey villa offering spacious family accommodation in a street of predominately privately owned properties. It benefits from gas central heating and double glazing, but requires a degree of modernisation and redecoration. It is close to local primary and secondary schools, and is a short walk to the town centre with a wide variety of shops and amenities. A local bus service runs to and from the town centre, and the Transport Interchange with train services to Edinburgh and Tweedbank.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached through the front garden and opens into a vestibule. An inner half glass panel door leads into the hall off which sit the lounge, sitting room, shower room, stairs to the upper accommodation, and a large walk-in under stair cupboard with electric light.

LOUNGE

The lounge is a generously proportioned bright room which overlooks the front garden through a large bay window which allows in generous amounts of daylight. A focal point in the room is the traditional style brass framed electric fire in a wood and pink stone surround and hearth. This room has the capacity to accommodate a dining table set in addition to lounge furniture.

DINING ROOM

This spacious room overlooks the back garden through a large bay window which allows in ample daylight, making it a warm and welcoming room.

KITCHEN

The kitchen is spacious, functional, and bright with a large window and half glass panel door overlooking the back garden. Black granite laminate work tops run on two sides of the room with integral washing machine, double stainless steel sink, four ring electric hob, electric oven, larder style fridge and freezer. The walls behind the work tops are tiled and a central heating radiator is fitted in the room. Ample storage is provided by wall and floor mounted kitchen units.

DOWNSTAIRS SHOWER ROOM

This has a white suite of wash basin, toilet, and walk-in shower cabinet in which is fitted a shower fed from the main water supply. The walls behind the shower are fitted with white waterproof wall

boarding and it is shielded by a folding glass shower door. A built in storage cupboard is also accommodated in the room.

UPSTAIRS

A staircase leads to an upper landing off which sit three bedrooms and the bathroom.

BEDROOMS 1 & 2

These spacious double rooms overlook the front and back gardens, respectively. They are bright rooms with large windows allowing in ample daylight, and each has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 3

This bright single overlooks the front of the property through a large skylight window. It has capacity to accommodate free standing bedroom furniture in addition to a 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, wash basin, and toilet are tiled, and a central heating radiator is fitted in the room.

OUTSIDE

The small garden at the front has a privy hedge and a paved and gravelled path to the front door. A paved path at the side leads to the fully enclosed back garden. A paved area, which accommodates a wooden garden shed and a brick build garden store, sits adjacent to the back door. The remainder of the garden has a mix of grass and shrubs, paved seating area, and accommodates a second garden shed. 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 'D.'

EXTRAS

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