



62 GALA TERRACE, GALASHIELS, TD1 3JT



- GAS CENTRAL HEATING & DOUBLE GLAZING
- TOWN CENTRE LOCATION
- QUIET RESIDENTIAL STREET
- CLOSE TO PRIMARY & SECONDARY SCHOOLS
- INVESTMENT OPPORTUNITY

PIKE &
CHAPMAN

36 Bank Street • Galashiels • TD1 1ER
t: 01896 752379 • f: 01896 754439
e: gala@pikeandchapman.co.uk

www.bordersproperty.co.uk

62 GALA TERRACE, GALASHIELS, TD1 3JT



DESCRIPTION

A ground floor two bedroom end terrace flat in a quiet residential street in town centre location. The property benefits from gas central heating and double glazing throughout. It is close to shops & other amenities, primary & secondary schools, and Transport Interchange with train services to Edinburgh & Tweedbank. A well maintained garden space at the rear is shared with two neighbouring properties. Unrestricted on-street parking is available immediately outside the flat. The property is a possible rental investment opportunity.

ACCOMMODATION

ENTRANCE & HALL

The front door opens into a 'L' shaped hall, laid with checkerboard tiles, off which sit the lounge, kitchen, double bedroom, shower room, and large walk-in built in storage cupboard with electric light and power.

LOUNGE

The lounge is a bright spacious and welcoming room overlooking the front of the property through a large double pane window which allows in generous amounts of daylight. The room has ample capacity to accommodate a full dining table set in addition to lounge furniture. A shelved alcove is located adjacent to the window, and the focal point of the room is a traditional style coal effect gas fire in a black veined marble surround and tiled hearth. A second door leads through to a single bedroom.

SINGLE BEDROOM

This bright room overlooks the back garden. It is a spacious single room with ample capacity to accommodate free standing bedroom furniture in addition to a bed.

DOUBLE BEDROOM

This bright spacious double overlooks the front of the property through a large double pane window, and has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

KITCHEN

The kitchen is a well-proportioned, bright, and functional workspace overlooking the back garden through a large picture window. Black granite laminate worktops run on three sides of the room with integral four ring electric hob and oven, and stainless steel sink. The walls behind the worktops, and the floor of the room, are fully tiled. Ample storage space is provided by floor and wall mounted units. A second door leads into a utility room.

UTILITY ROOM

The utility room accommodates a large sink, with space for a washing machine, and is shelved. Storage is provided by wall and floor mounted units, and it is generously supplied with electric power points. It is a bright room, and a half glass panel door leads to a timber built single glazed porch attached to a brick outhouse, which contains the boiler, and then to the back garden. The porch gives access to a brick boiler room.

SHOWER ROOM

This room has a white suite of wash basin, toilet and walk in shower cabinet over which is fitted a shower fed from the main water supply and shielded by a hinged glass shower screen. The walls behind the shower are fitted with white waterproof wall boarding. A heated towel frame and an extractor fan are also fitted in the room.

OUTSIDE

The front of the property faces onto the street where ample unrestricted on-street parking is available. A well maintained communal garden area shared with two neighbouring properties lies at the back of the flat, and a paved path provides access to the street. The property also has shared access to a second brick build outhouse accommodated in the back garden. A wooden shed belongs to the flat.

SERVICES

Mains water, drainage and sewage, electricity, gas central heating, super fast fibre broadband, and double glazing 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. Furniture and other contents can be available separately if there is a wish to purchase.

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.



PIKE &
CHAPMAN

Solicitors

36 Bank Street • Galashiels • TD1 1ER

t: 01896 752379 • f: 01896 754439

e: gala@pikeandchapman.co.uk

w: www.bordersproperty.co.uk



espc

