



7 CATRAIL ROAD, GALASHIELS, TD1 1NW



- SPACIOUS FAMILY ACCOMMODATION
- PRESENTED IN IMMACULATE CONDITION
- MODERN FIXTURES AND FITTINGS
- GARAGE & OFF-STREET PARKING
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SHORT WALK TO PRIMARY & SECONDARY SCHOOLS

PIKE &
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DESCRIPTION

A two storey fully detached three bedroom house in an estate of privately owned properties. It is presented in immaculate condition with modern fixtures and fittings, and gas central heating and double glazing throughout. It has a garage, a driveway which can accommodate off-street parking, and is located on an elevated position enjoying magnificent open views to the surrounding countryside. It is a short walk to primary and secondary schools, close to a general store, and local retail park with a supermarket and other outlets.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached across the mono block drive and opens into a sizable first floor hall off which sit the lounge, kitchen, master bedroom, office/single bedroom, toilet, large built in storage cupboard, and stairs to the ground floor accommodation. The toilet has a suite of wash basin and toilet bowl, and a central heating radiator is fitted in the room.

LOUNGE

This bright generously proportioned and welcoming room overlooks the front of the property through large windows at the side and front of the room, and a full size glass window and patio door which allows access to a balcony. The windows and the balcony allow enjoyment of magnificent open views to the hills and countryside surrounding the town. A second glass panelled double door allows access to the dining room and kitchen.

DINING ROOM

The dining room is very spacious with an open arch leading through to the kitchen. It is a bright room and a full length patio window and door leading to a wooden deck at the front of the house, allow in generous amounts of daylight. It has more than ample room to accommodate a dining table set and free standing dining room furniture.

KITCHEN

The kitchen is a modern bright, spacious, and functional work space. It has light wood laminate worktops on three sides of the room with integral dishwasher and stainless steel sink, and dedicated space for a free standing Beko electric hob and oven. The walls behind the worktops are tiled and generously supplied with electric power points. Generous storage is provided by floor mounted units with space for installing white goods.

MASTER BEDROOM

This bright and very spacious double room overlooks the back garden through a large picture window, and enjoys the same views to the countryside as the lounge. It benefits from a built in double mirror door wardrobe with additional storage, and has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

The room has an ensuite bathroom with a suite of wash basin, toilet, and bath over which is fitted a showerhead fed from the main water supply. The walls behind the bath are fully tiled, the remaining walls are partially tiled. A central heating radiator is also fitted in the room.

OFFICE/ BEDROOM 4

This room, currently used as an office, overlooks the back garden. It is a bright room and can easily accommodate office furniture, or if required, a single bed and free standing bedroom furniture.

GROUND FLOOR ACCOMMODATION

Stairs lead to the ground floor hall off which sit a bathroom, two bedrooms, a utility room, large built in shelved storage cupboard and door to the back garden.

BEDROOMS

Both bedrooms on the ground floor are spacious doubles. One overlooks the back garden enjoying similar views to the lounge, and benefits from a built in double door mirror wardrobe with additional storage. The other bedroom is bright with windows which overlook the garden at the back and side of the house. Each bedroom has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

BATHROOM

The bathroom is spacious and bright with a modern white suite of wash basin, toilet, and jacuzzi bath over which is fitted a shower fed from the main water supply and shielded by a curved glass shower screen. The walls of the room are fully tiled, and a full length heated towel frame is fitted in the room.

UTILITY ROOM

This room overlooks the back garden. It has a worktop with a stainless steel sink and storage cupboard, and dedicated space for installing white goods. A central heating radiator is fitted in the room.

OUTSIDE

The house is surrounded by a sizable garden. A detached garage with electric light and power, and a mono block drive accommodating off-street parking, are located at the front of the house. The garden is a mix of wooden decking and borders with shrubs and flora. Paths run at each side of the house to the back garden, and a garden store is located under the deck at one side of the house. The garden at the back consists mainly of lawn, and borders with shrubs. It accommodates a summer house, and a gate leads to Windyknowe Road, a main local thoroughfare. Additional unrestricted on-street parking is available immediately outside the property.

SERVICES

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

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

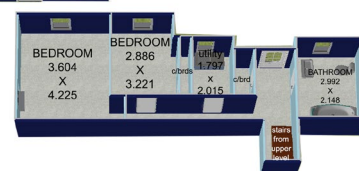
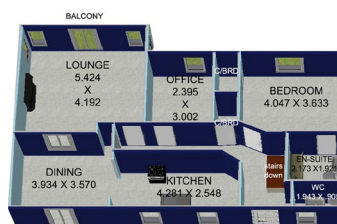
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

CLOSING DATE

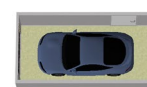
Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

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.



lower floor



garage



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