



## 61 WOOD STREET, GALASHIELS, TD1 1QX



- SPACIOUS ACCOMMODATION OVER TWO FLOORS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- THREE DOUBLE BEDROOMS
- INVESTMENT RENTAL OPPORTUNITY
- ENCLOSED GARDEN

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# 61 WOOD STREET, GALASHIELS, TD1 1QX



## DESCRIPTION

A three bedroom mid and upper level maisonette in a popular residential area. It benefits from gas central heating and double glazing. Although in need of some renovation and modernisation, the property offers very spacious accommodation over two floors, and is close to a general store, supermarket, and retail park. The house is a twenty minute walk to the town centre with ample parking and a wide variety of shops and amenities, in addition to primary and secondary schools. A regular bus service runs to and from the town centre and Transport Interchange with train services to Edinburgh and Tweedbank. Unrestricted on-street parking is available immediately outside. The property could present a potential rental opportunity.

## ACCOMMODATION

### ENTRANCE & HALL

The entrance door is approached along a common close and set of stone steps. It opens into a bright sizable vestibule with a large window overlooking the back garden. A second glass panel door opens into a 'L' shaped hall off which sit the lounge, kitchen, downstairs bedroom, bathroom, stairs to the upper accommodation, and large under stair storage cupboard.

### LOUNGE

The lounge is bright and generously proportioned extending the width of the house with windows overlooking the front and back of the property. It has ample capacity to accommodate a dining table set in addition to lounge furniture.

### KITCHEN

The kitchen is a bright functional workspace overlooking the front of the property. It is spacious with capacity to accommodate a dining table set. Taurus beige effect laminate worktops run on two sides of the room with integral gas hob, composite double kitchen sink, eye level grill, waist level oven, and larder fridge/freezer. Ample storage is provided by

wall and floor mounted units, with dedicated spaces for a washing machine and dishwasher.

### BATHROOM

The bathroom has a suite of bath, toilet, bidet, wash basin, and walk-in shower cabinet with a shower fed from the main water supply. The walls behind the shower are fully tiled and it is fitted with an extractor fan to aid ventilation and electric light. The walls behind the bath and the remainder of the room are fitted with tiles and attractive wood planking.

A large walk-in storage cupboard fitted with electric light and a window overlooking the back garden, lies off the bathroom. The bathroom and the storage cupboard are each fitted with a central heating radiator.

### DOWNSTAIRS BEDROOM 1

This very spacious room overlooks the front of the property. It benefits from a large built-in shelved storage cupboard and has ample room to accommodate free standing bedroom furniture in addition to a double bed.

### UPSTAIRS

A stair leads to a bright sizable landing, with a window overlooking the back garden, and off which sit two double bedrooms and two large storage cupboards.

### UPSTAIRS BEDROOM 2

This spacious double room overlooks the back garden through a large picture window. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

### UPSTAIRS BEDROOM 3

This bright double also overlooks the back garden through a large picture window and has capacity to accommodate free standing bedroom furniture in addition to a double bed.

## OUTSIDE

A large mature garden with a mix of trees, shrubs, and paved patio, lies at the back of the property. It also accommodates a summer house. Ample 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 'B.'

## EXTRAS

All fixtures and fittings are included in the sale. Any electrical appliances, including white goods which may 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](http://www.onesurvey.org), and follow the instructions.

## CLOSING DATE

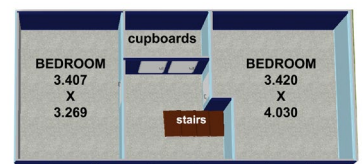
Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

## 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



# PIKE & CHAPMAN

## Solicitors

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