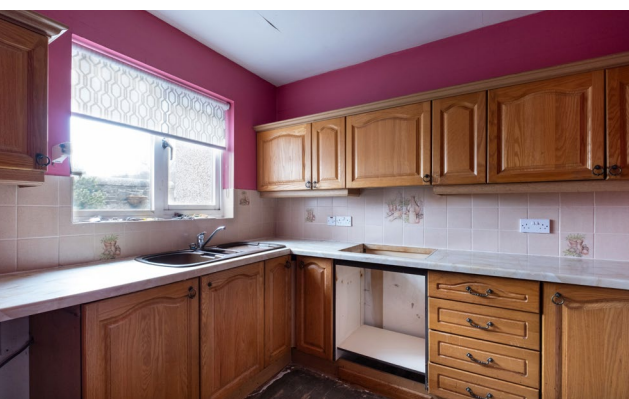




## 3 DOUGLAS PLACE, GALASHIELS, TD1 3BT



- THREE BEDROOMS
- QUIET RESIDENTIAL LOCATION
- GAS CENTRAL HEATING
- BATHROOM & SEPARATE TOILET
- GARAGE WITH OFF-STREET PARKING
- CLOSE TO LOCAL PRIMARY SCHOOL
- ENCLOSED GARDENS

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# 3 DOUGLAS PLACE, GALASHIELS, TD1 3BT



## DESCRIPTION

A three bedroom, two storey, mid-terrace house in a quiet residential street of primarily privately owned properties. It is close to the local primary school, and a fifteen minute walk to Galashiels Academy, the town centre with a wide variety of shops and amenities, and the Transport Interchange with regular train and 'bus services to Edinburgh. The property benefits from gas central heating throughout, a garage with accommodation for off-street parking and has fully enclosed gardens at the front and rear. The property is close to regular 'bus services running to and from the town centre.

## ACCOMMODATION

### ENTRANCE & HALL

The front door is approached across the small fully enclosed front garden, and opens into the hall off which sit the lounge, kitchen, downstairs toilet, stairs to the upper accommodation, and under stair storage cupboard. The toilet accommodates a wash basin, toilet, and a storage cupboard. A central heating radiator is also fitted in the hall.

### LOUNGE

The spacious lounge is entered from the hall through a full glass panel door. It looks onto the back garden through a large double glazed patio window and door which allow in generous amounts of daylight, making it a bright welcoming room. Two central heating radiators are fitted in the room.

### KITCHEN

The kitchen is entered from the hall through a full glass panel door, and is a bright functional, spacious workspace overlooking the front garden through a large double pane window. Light marble laminate worktops run on three sides of the room with an integral double composite kitchen sink. Ample storage is provided by wall and floor mounted units with spaces for a cooker and white goods. The walls behind the worktops are tiled, and generously supplied with electric power points.

## UPSTAIRS

Stairs lead to an upper landing off which sit three bedrooms, the bathroom, and a linen cupboard.

### BEDROOM 1

This bright double room overlooks the front of the house, and benefits from a fitted wardrobe with storage units. It has capacity to accommodate additional free standing bedroom furniture.

### BEDROOM 2

This double room overlooks the back garden. It benefits from a large built in double door wardrobe with additional storage, and has capacity to accommodate free standing bedroom furniture.

### BEDROOM 3

This bright single room overlooks the back garden and has capacity to accommodate free standing bedroom furniture.

### BATHROOM

This has a suite of wash basin, toilet, and bath, over which is fitted a Mirapex Supreme electric shower shielded by a hinged glass shower screen. The walls behind the bath are fully tiled, and a central heating radiator is fitted in the room.

## OUTSIDE

The small garden at the front of the property is fully enclosed, and has a mix of paving and shrub borders. The rear garden is fully enclosed and has a mix of paving outside the patio door, grass, and shrub borders. The property has a separate garage in nearby Croft Street, which can accommodate off-street parking. Ample unrestricted on-street parking is available immediately outside the property.

## SERVICES

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

## EXTRAS

All fixtures and fittings are included in the sale.

## ENTRY

By arrangement with sellers.

## HOME REPORT

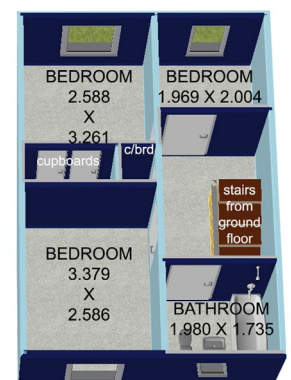
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit [www.onesurvey.org](http://www.onesurvey.org), and follow the instructions.

## 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.



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