



38 VICTORIA STREET, GALASHIELS, TD1 1HJ



- HALL
- LOUNGE
- KITCHEN
- 3 BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- GARDEN
- UNRESTRICTED ON-STREET PARKING

**PIKE &
CHAPMAN**

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

www.bordersproperty.co.uk

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DESCRIPTION

A first and top storey flat in a quiet residential street. It benefits from gas central heating and double glazing throughout. It is close to the local primary school, Galashiels Academy, town centre shops and amenities, the Transport Interchange with train services to Edinburgh and Tweedbank, and 'bus services to other parts of the Scottish Borders. It has a defined area in the communal garden at the rear of the block along with a separate garage. Ample unrestricted on-street parking is available immediately outside the property.

ACCOMMODATION

ENTRANCE & HALL

The door to the property is approached up an outside stairway and landing shared with a neighbouring property, off Lintburn Street at the rear of the block. It opens into the hall off which sit the lounge, downstairs bedroom, shower room, large walk-in storage cupboard, and stairs to the upper accommodation.

LOUNGE

The lounge is a bright spacious room overlooking the front of the property. An arched alcove is situated adjacent to the window, and an open fireplace with a tiled surround and hearth provides a focal point in the room. A second door leads to the kitchen.

KITCHEN

The kitchen is a compact functional workspace overlooking the back of the property. Dark oak laminate work tops run on two sides of the room with an integral two ring electric hob and stainless steel sink. Wall and floor mounted units provide ample storage, with a dedicated space for white goods.

DOWNSTAIRS BEDROOM

This room overlooks the front of the flat. It is a single room which has ample capacity to

accommodate free standing bedroom furniture in addition to a bed.

SHOWER ROOM

The shower room has a white suite of wash basin, toilet, and curved shower cabinet over which is fitted a shower head fed from the main water supply and shielded by curved glass sliding doors. The walls behind the shower are fitted with light marble waterproof wall boarding. A heated towel frame and extractor fan are also fitted in the room.

UPSTAIRS

Stairs lead to an upper landing off which sit two bedrooms and a built in storage cupboard.

UPSTAIRS BEDROOM 1

This is a bright spacious double which overlooks the front of the property. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

UPSTAIRS BEDROOM 2

This double room overlooks the front of the property and benefits from a built in double door wardrobe. It too has capacity to accommodate free standing bedroom furniture in addition to a double bed.

OUTSIDE

A separate garage facing onto Lintburn Street belongs to the property along with a defined garden area. Two outhouses in the communal garden are also attached to the flat. Ample on-street unrestricted 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. Electrical fittings and appliances included in the sale are sold without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

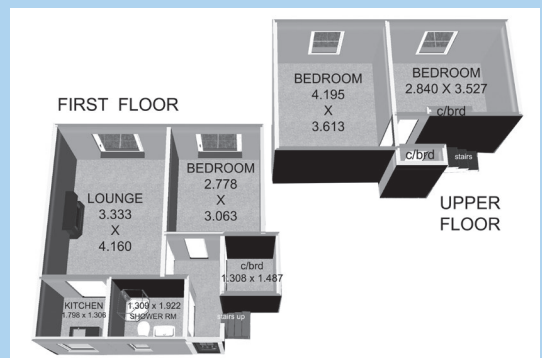
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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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Solicitors

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