



76 HIGH STREET, GALASHIELS, TD1 1SQ



- HALL
- LOUNGE
- KITCHEN
- 3 BEDROOMS
- BATHROOM
- TOILET
- UTILITY ROOM
- STOREROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING

**PIKE &  
CHAPMAN**

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# 76 HIGH STREET, GALASHIELS, TD1 1SQ



## DESCRIPTION

A spacious three double bedroom first floor flat, in a block of two, located in the heart of the town centre. In excellent condition, it benefits from gas central heating and double glazing throughout. It is close to local shops and amenities, a short walk to the local primary school, Galashiels Academy, and the Transport Interchange with train services to Edinburgh and Tweedbank, and local and regional 'bus services.

## ACCOMMODATION

### ENTRANCE & HALL

The street door to both flats is protected by a telephone entry system. It opens into a shared passage and stairway. The door to no. 76 is located on the first floor and opens into a sizable hall off which sit the lounge, kitchen, three bedrooms, bathroom, toilet, and utility room.

### LOUNGE

The lounge is spacious and overlooks the front of the property through a large double pane window which allows in ample daylight to make it a bright and welcoming room. Two features in the room are the fitted brass framed traditional style electric fire, and an attractive arched and shelved alcove adjacent to the window.

### KITCHEN

The kitchen is a bright, spacious, and functional workspace overlooking High Street. Light grey laminate worktops run on three sides of the room, with an integral double bowl granite composite kitchen sink, and dedicated spaces for the free standing electric cooker, upright fridge/freezer, and washing machine. The walls behind the cooker and sink are fully tiled and generously supplied with electric power points. The kitchen has the capacity to accommodate a small dining table set.

### BEDROOM 1

This bright double overlooks the front of the property. It has capacity to accommodate free standing bedroom furniture in addition to a double bed, and benefits from a fitted three door wardrobe and storage unit.

### BEDROOM 2

This double room overlooks the courtyard at the back of the property. It has capacity to accommodate free standing bedroom furniture in addition to a double bed, and benefits from a fitted two door wardrobe and storage unit.

### BEDROOM 3

This double room overlooks the courtyard at the back of the property. It has capacity to accommodate free standing bedroom furniture in addition to a double bed, and benefits from a sizable fitted two door wardrobe and storage unit.

### FAMILY BATHROOM

The bathroom is spacious and has a white suite of full length bath, toilet, wash basin on its own vanity unit with storage, and walk in shower cabinet. The cabinet has a folding glass door and is fitted with a Triton electric shower. The shower cabinet walls are fitted with white speckled waterproof wall boarding, and a central heating radiator and extractor fan are fitted in the room.

### TOILET

The toilet has a white suite of wash basin and toilet, and a heated towel frame is fitted in the room.

### UTILITY ROOM

The utility room is sizable and is fitted with electric light and power. It could be used as a small office or study if required.

## OUTSIDE

A storeroom shared with no. 78 is located at the foot of the stairs in the shared passage. A fully paved courtyard for bin storage, shared with neighbouring properties with access from the street is located behind the property. The High Street pay and display car park close by is operated by Scottish Borders Council. Residents of High Street are permitted to obtain a resident's pass which allows unlimited parking at any time. Currently the cost advertised on the Council's web site is £60 per annum.

## 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 or white goods which might be included in the sale are sold without guarantee.

## ENTRY

By arrangement with sellers.

## HOME REPORT

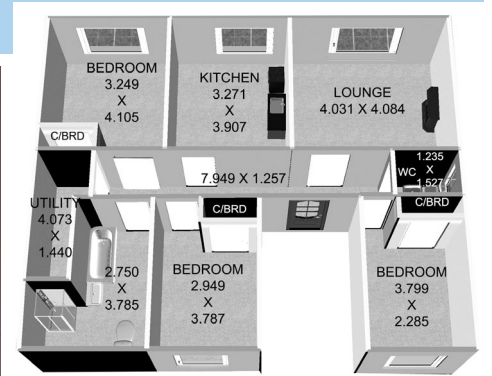
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit [www.onesurvey.org](http://www.onesurvey.org), and follow the instructions.

## 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.



# PIKE & CHAPMAN

## Solicitors

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