



8 WOODSTOCK AVENUE, GALASHIELS, TD1 2ED



- HALL
- LOUNGE
- KITCHEN
- 3 BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN
- OFF-STREET PARKING

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DESCRIPTION

A three bedroom semi-detached house offering family accommodation in a residential estate. It benefits from gas central heating and double glazing throughout, an enclosed back garden, and a drive to accommodate off street parking. It is close to local shops, including a pharmacy, the local primary school and a half hour walk to Galashiels Academy, town centre shops and amenities, and the Transport Interchange with train services to Edinburgh and 'bus services to other parts of the Scottish Borders. A regular local 'bus service to and from the town centre also serves the estate.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached across the drive and opens into a hall off which sit the lounge, kitchen, stairs to the upper accommodation, and large built in storage cupboard.

LOUNGE

The bright welcoming lounge is generously proportioned and overlooks the front and back gardens. It has ample capacity to accommodate dining room and lounge furniture.

KITCHEN

The kitchen is a spacious, bright, and functional workspace overlooking the garden at the side and back of the house. It has modern fixtures and fittings. Black granite laminate work tops run on two sides of the room with an integral double stainless steel sink and free standing five ring New World gas cooker with side by side electric ovens. The walls behind the work tops are partially tiled, and generously supplied with electric power points. Ample storage is provided by wall and floor mounted units with dedicated spaces for white goods, in addition to a large built in storage cupboard. A double glazed PVC door allows access to the back garden. A flat screen television is fitted to a wall of the room.

UPSTAIRS

Stairs lead to an upper landing off which sit three bedrooms and the shower room.

BEDROOM 1

This is a bright and very spacious double room overlooking the back garden with views over the town to woodland and countryside. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 2

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

BEDROOM 3

This bright single room overlooks the front of the property. It benefits from a large built in storage cupboard as well as having capacity to accommodate free standing bedroom furniture in addition to a bed.

SHOWER ROOM

The shower room has a modern suit of wash basin, toilet, and large walk in shower cabinet with a shower fed from the main water supply. The walls behind the shower cabinet are fitted with attractive light grey waterproof wall boarding. A heated towel frame and extractor fan are also fitted in the room.

OUTSIDE

The garden at the front has a mix of gravel, mono blocks, and paved paths leading to the front door and back garden. It also has a gravel drive which can accommodate off street

parking. The enclosed rear garden has a mix of paved paths, mono block, grass, and cultivated plots. It also accommodates a small outhouse, two garden sheds, and a greenhouse.

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. The New World cooker, electrical appliances including white goods, if included in the sale, are sold without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

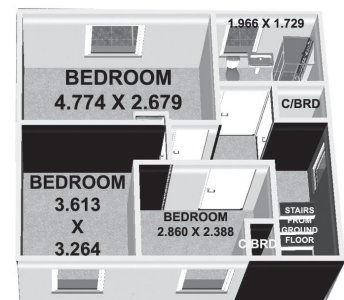
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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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