



29 THE BEECHES, TWEEDBANK, GALASHIELS, TD1 3SY



- HALL
- LOUNGE
- KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- SEPARATE TOILET
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN
- OFF-STREET PARKING

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DESCRIPTION

A two storey mid-terrace house in a residential estate of privately owned properties. It benefits from gas central heating and double glazing throughout, a drive for off street parking, and a fully enclosed back garden. The house is close to the local primary school and a twenty minute walk to Tweedbank Railway Station with services to Galashiels and Edinburgh. A regular 'bus service also operates between Tweedbank and Galashiels, a main shopping centre with a variety of local and national branded shops and amenities.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached across the drive and opens into the hall off which sit the lounge, kitchen, downstairs toilet, and large built in storage cupboard. The floor of the hall is fully tiled, and this runs through to the lounge, kitchen, and toilet.

LOUNGE

The lounge is a bright, spacious, and welcoming room which overlooks the back garden through a full length patio door and window. Stairs run from the lounge to an upper landing off which sit two double bedrooms and the bathroom.

KITCHEN

The kitchen is a bright functional workspace overlooking the front of the property through a large double window. Grey granite laminate worktops run on three sides of the room with an integral stainless steel sink, and gas hob and electric oven. The walls behind the worktops are tiled and generously supplied with electric power points. Ample storage space is provided by wall and floor mounted units with dedicated spaces for installing white goods.

DOWNSTAIRS TOILET

This has a white suite of wash basin and toilet. A central heating radiator is also fitted in the room.

BEDROOM 1

This spacious bright double room overlooks the front of the property, and has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 2

This double room overlooks the back garden and benefits from a large built in storage cupboard and a double mirror door walk in wardrobe with additional storage.

BATHROOM

The bathroom floor is fully tiled, and it has a white suite of wash basin on its own vanity unit, toilet, and bath over which is fitted a shower head fed from the main water supply. The floor, and the walls behind the bath are fully tiled, and a central heating radiator is fitted in the room.

OUTSIDE

A drive and paved path lie at the front of the house. A large storage cupboard which is part of the main building of the house is adjacent to the front door. The garden at the back is fully enclosed and consists of mainly paving and a raised deck area under which is located a walk in garden store.

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 equipment 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.

