



13 LANGHAUGH CRESCENT, GALASHIELS, TD1 2AX



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

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DESCRIPTION

A two storey mid-terrace town house offering spacious family accommodation in an estate of privately owned properties. The property benefits from gas central heating and double glazing throughout, and has a fully enclosed garden at the rear. It is a fifteen minute walk to town centre shops and amenities, local primary school, Galashiels Academy, and the Transport Interchange with train services to Edinburgh and Tweedbank, and 'bus services to other parts of the Scottish Borders.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached through the front garden and opens into a sizable hall off which sit the lounge, kitchen, shower room, stairs to the upper accommodation, and large walk-in storage cupboard. The door to a large outside built in storage cupboard sits adjacent to the front door.

LOUNGE

The lounge is entered from the hall. It is very generously proportioned extending the whole width of the property. It is a bright welcoming room, and two large full length windows and patio door allow a panoramic view into the back garden. The lounge has ample capacity to accommodate a dining table set and lounge furniture. A second door leads into the kitchen.

KITCHEN

The kitchen is a bright spacious functional workplace overlooking the front of the property and has capacity to accommodate a dining table set. Wood laminate work tops run on two sides of the room with an integral stainless steel sink. The walls behind the work tops are fully tiled and generously supplied with electric power points. Ample storage is provided by wall and floor mounted units with dedicated spaces for installing the free standing electric cooker and white goods.

SHOWER ROOM

The shower room is located off the hall and has a suite of sink, toilet, and curved glass walk-in shower cabinet, over which is fitted a shower fed from the main water supply. The walls behind the shower are fitted with white waterproof wall boarding. The walls and the ceiling of the room are fully tiled, and a heated towel frame is fitted in the room.

UPSTAIRS

An open staircase leads to a landing off which sit three bedrooms and the bathroom.

BEDROOMS

The bedrooms are all bright double rooms with large windows overlooking the front or the back of the property. Each benefits from built in wardrobes with additional storage, and have the capacity to accommodate free standing bedroom furniture in addition to a double bed.

BATHROOM

The bathroom has a suite of bath, wash basin and toilet. A heated towel frame, central heating radiator, and Sunhouse electric wall heater are fitted in the room.

OUTSIDE

The garden at the front consists of paved and gravel paths, flora, and shrubs. Ample unrestricted on-street parking is available immediately outside in addition to off-street parking bays directly opposite the property. The garden at the back is fully enclosed and has a mix of paved patio, grass and shrubs, fruit tree, and it accommodates a garden shed. A gate at the back of the garden leads to a path which allows access to the street.

SERVICES

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

EXTRAS

All fixtures and fittings are included in the sale. Any electrical appliances, including white goods which might be included in the sale are sold without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

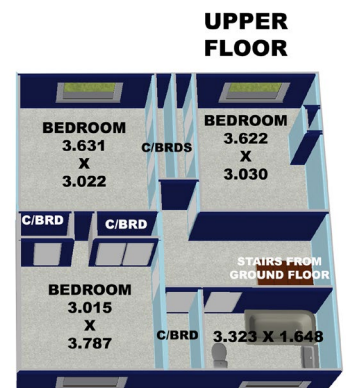
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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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