33 CRAIGPARK GARDENS, GALASHIELS, TD1 3HZ

- HALL
- LOUNGE/ DINING ROOM
- KITCHEN
- 3 BEDROOMS
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- GARAGE
- GARDEN
- OFF-STREET PARKING
DESCRIPTION
A three bedroom semi-detached villa offering family accommodation in a quiet and popular residential area of privately owned properties. It is in excellent condition with some scope for redecoration according to taste. It has a garage attached, a drive for off-street parking, and an enclosed garden at the rear. The property is close to local primary schools, Galashiels Academy, the town centre, and Transport Interchange with regular train services to Edinburgh and Tweedbank, and bus services to other parts of the Scottish Borders.

ACCOMMODATION

ENTRANCE & HALL
The front door is approached from the street through the front garden. It opens into the hall off which sit the lounge/dining room, a large walk-in storage cupboard with electric light, and the stairs to the upper accommodation.

LOUNGE/ DINING ROOM
This room is very spacious extending the whole width of the property. A large window overlooking the front garden, and a window and glass panelled door leading to the back garden allow in generous amounts of daylight to make it a bright and welcoming room. The centre piece of the room is the fitted traditional style electric fire in a natural wood surround and hearth. A third door in the room leads through to the kitchen.

KITCHEN
The kitchen overlooks the back garden. It is spacious and the large window allows in ample light to make it a bright and pleasant work space. Laminate covered work tops run on two sides of the room, and floor and wall mounted units provide ample storage, with an additional large built in storage cupboard with electric light. A fridge, washing machine, electric hob and oven, and double sink, are integral to the floor mounted units.

UPSTAIRS
Stairs lead to the upper landing off which sit three bedrooms, the bathroom, and large built in storage cupboard.

BEDROOM 1
This double overlooks the front garden with open views over the town to the countryside. It is a bright pleasant room with room for free standing bedroom furniture in addition to a double bed.

BEDROOM 2
This double overlooks the back garden. It is a bright room, and it benefits from a large built in double door wardrobe with additional storage.

BEDROOM 3
This double overlooks the front garden and enjoys the same views as bedroom 1. It benefits from a large built in storage cupboard.

BATHROOM
This has a suite of wash basin, toilet, and bath, over which is fitted a shower head fed from the bath’s mixer tap. The walls behind the bath are fully tiled, and a heated towel frame and electric wall heater are also fitted in the room.

OUTSIDE
The garden at the rear of the property consists of an area of grass, and a paved pathway which links to the front of the house. A small garden with shrubbery lies at the front of the property, with a drive which leads to the garage. The garage has an electronically controlled door for vehicle access and a second door which opens onto the back garden. It also has electric light and power.

SERVICES
Mains water, drainage and sewage, electric heating and double glazing throughout. Council Tax Band ‘D’.

EXTRAS
All fixtures and fittings are included in the sale. Other items and furnishings, with the exception of the large corner cupboard in the lounge, and the garden bench in the garage, may be subject to separate negotiation, but 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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