



# BANNERMANBURKE

PROPERTIES LIMITED



## 1 Plumtree Place, Galashiels

Viewing comes highly recommended of this lovely ground floor two bedroom flat with parking for two vehicles in a central location to the town, where properties do not often become available on the open market. Presented for sale in very good order with gas central heating and double glazing and private patio and shed (incl in sale) to the front. Ideal first time buy or downsizing opportunity.

- ENTRANCE VESTIBULE • HALLWAY • SITTING ROOM • KITCHEN • TWO DOUBLE BEDROOMS • SHOWER ROOM • GAS CH/DG • PRIVATE PATIO • SHARED GARDEN WITH CLOTHES DRYING FACILITIES • PARKING FOR TWO VEHICLES • EPC RATING D •

**OFFERS IN THE REGION OF £98,000**

## The Town

Situated on the Gala Water in rolling Borders Countryside, Galashiels is a bustling town boasting a variety of speciality shops, together with several excellent restaurants in the area offering the very best of Scottish fayre. The town offers an abundance of recreational and sporting facilities, including rugby, football, and golf. With good road links, Galashiels is well placed for commuting to Edinburgh with Galashiels train station direct to Edinburgh Waverley.

## Approximate Distances

Edinburgh 35 miles, Hawick 18 miles, Selkirk 7 miles, Peebles 18 miles

Situated on the A7 which provides a through-route north to Edinburgh and south to Carlisle and the M6. Rail links are available at Galashiels, Edinburgh, Carlisle and Berwick-Upon-Tweed. The nearest International Airport is located in Edinburgh.

## Location

From the High Street, continue forward to Island Street on the A72 towards Clovenfords. Take a right after Matalan onto Plumtree Brae and the first left onto Plumtree Place. The property lies on the right hand side.

## The Property

Ideally located for all local amenities and on a good bus route, 1 Plumtree Place is a must see. Well presented with private front door access, this ground floor two bedroom property is within a short walk to the town centre. Decorated in fresh neutral tones with well appointed kitchen and bathroom facilities. Externally there are two private car parking space along with a private patio and a shared garden with clothes drying facilities.

### Entrance Vestibule 1.75 x 1.06 (5'9" x 3'6")

Entered via high security UPVC door. Decorated in neutral tones with vinyl flooring and white painted timber finishes. Ceiling light and access hatch to roof space. Access to hallway.

## Hallway

L shaped hallway decorated in neutral tones with carpet flooring and white painted timber finishes. Two ceiling lights and central heating radiator. Large storage cupboard.

### Sitting Room 3.78 x 4.12 (12'5" x 13'6")

Located to the front of the property with large double glazed windows. Decorated in neutral tones with timber finishes and carpet flooring. Cornicing to ceiling and smoke alarm. Ceiling light. Central heating radiator. Main focal point of the room is the timber fire surround with tiled back and hearth and inset living flame gas fire. Access to kitchen.



### **Kitchen 1.97 x 3.54 (6'6" x 11'7")**

Located to the side of the property with a double glazed window. Decorated in neutral tones with cornicing to ceiling and Italian marble floor tiles. White painted timber finishes. Good range of timber floor and wall units with black worktops with tiling to splashback areas. One and half bowl sink and drainer. Worcester combination wall mounted boiler. Fridge freezer, cooker, washer/dryer and dishwasher included in the sale.

### **Double Bedroom 2.66 x 3.67 (8'9" x 12'0")**

Nice bright double room located to the front of the property with double glazed windows and white painted timber panelling around and below. Neutral décor and white painted timber finishes and carpet flooring. Central heating radiator and ceiling light.

### **Double Bedroom 3.49 x 2.83 (11'5" x 9'3")**

Located to the rear of the property with double glazed window. Built in window seat. Decorated in neutral tones with carpet flooring and white painted timber finishes. Cornicing to ceiling and ceiling light. Central heating radiator. Currently used as a bedroom and home office.

### **Shower Room 1.73 x 2.23 (5'8" x 7'4")**

Comprises of 3pc piece white suite of walk in shower enclosure/steam room, WC and wash hand basin. Vanity furniture for storage. White painted timber lining to ceiling and ceiling downlights. Chrome wall mounted heated towel rail. Marble effect ceramic wall, floor and border tiles.

## **Sales and Other Information**

### **Fixtures and Fittings**

All carpets, floor covering, light fittings, fridge freezer, cooker, washer/dryer, dishwasher and shed included in the sale.

### **Services**

Mains drainage, water, gas and electricity.





## Offers

Offers are invited and should be submitted in Scottish Legal form to Bannerman Burke, PO Box 17, 28 High Street, Hawick, TD9 9BY. Tel: (01450) 375567. Any person wishing to be informed of a closing date for the receipt of offers should notify the Selling Agents as soon as possible, although the seller will not be bound to fix a closing date, and reserves the right to sell privately.

## Viewings

Strictly by appointment through the Selling Agents. Contact Bannerman Burke PO Box 17, 28 High Street, Hawick. Tel: 0800 1300 353.

## Entry

By arrangement.

## NOTE

Although the above particulars are believed to be correct, they are not warranted and will not form part of any contract thereon. Please note all measurements are taken with sonic tape at widest/longest point and are approximate.



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