



LINTONBANK, 24 DEAN STREET, GALASHIELS, TD1 1LY



- VESTIBULE
- HALL
- LOUNGE
- SITTING ROOM
- DINING ROOM
- KITCHEN
- 4 BEDROOMS
- FAMILY BATHROOM
- SEPARATE TOILET
- GAS CENTRAL HEATING
- PARTIAL SECONDARY GLAZING
- ENCLOSED GARDEN
- outhouses
- ON-STREET UNRESTRICTED PARKING

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DESCRIPTION

A four bedroom two storey detached villa in a popular and sought after residential area. The property would benefit from a fair degree of modernisation, but has gas central heating throughout, and offers very spacious family accommodation over two floors. It is located in a quiet residential street close to local primary schools and Galashiels Academy. An enclosed garden surrounds the property, and ample unrestricted on-street parking is available immediately outside. It is also an easy walk to the town centre with shops and amenities, and the 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 through the front garden and opens into a vestibule. A second glass panelled door leads into the hall off which sit the lounge, sitting room, dining room, separate toilet, and stairs to the upper accommodation.

LOUNGE

The lounge is generously proportioned, and a large bay window overlooking the front garden allows in ample daylight to make it a bright and welcoming room. A shelved arched alcove is adjacent to the bay window, and two central heating radiators are located in the room in addition to a traditional style coal effect electric fire.

SITTING ROOM

This bright welcoming room is located opposite the lounge, and overlooks the front garden through a large double window. It is spacious and accommodates two central heating radiators, and a full length built in storage cupboard adjacent to the window.

DINING ROOM

This spacious room lies at the end of the hall, and overlooks the garden at the side of the property. It has ample capacity to accommodate a full dining table set with additional free standing furniture. It has two shelved alcoves, and a traditional style coal effect gas fire in a tile surround and hearth. A door adjacent to the window leads into a sizable walk in shelved pantry with a window which overlooks the garden at the side of the house.

KITCHEN

The kitchen is very spacious, with floor and wall mounted units running on two sides of the room, and with the capacity to easily accommodate a full dining table set. It would benefit from substantial modernisation, but four windows and a glass panelled door overlooking the garden at the side and back of the house, allow in generous amounts of daylight to make it a bright functional workspace.

SEPARATE TOILET

This is located adjacent to the door to the dining room. It accommodates a wash basin on its own vanity unit, toilet, and a central heating radiator.

UPSTAIRS

Stairs at the end of the hall lead to an upper hall off which sit four sizable double bedrooms, the family bathroom, and a full length built in storage cupboard.

BEDROOMS 1 & 2

These two bright rooms overlook the front of the house through large bay windows with views over the town to the countryside. Each has ample capacity to accommodate free standing bedroom furniture in addition to a double bed. Bedroom 2 benefits from a fitted two door wardrobe.

BEDROOM 3

This bright double overlooks the garden at the side of the property through a large double window. It too has capacity to accommodate free standing bedroom furniture in addition to a bed, and benefits from two sizable built in storage cupboards adjacent to the door of the room.

BEDROOM 4

This room overlooks the garden at the side of the property. Like the others it has capacity to accommodate free standing bedroom furniture in addition to a bed.

FAMILY BATHROOM

This has a suite of wash basin, toilet, and bath over which is fitted a Mira shower, fed from the hot water system, and screened by a shower curtain supported on a rail. The walls behind the bath are fully tiled. The other walls, and the ceiling of the room, are fitted with attractive natural wood panelling. The room accommodates a storage cupboard adjacent to the window, and a central heating radiator.

OUTSIDE

Ample unrestricted on-street parking is available immediately outside the property. The house is surrounded by an enclosed mature garden, which consists of a mix of paved and gravelled paths, trees, shrubs, and flora. It also accommodates a brick build outhouse with electric light and power, and a wooden garden shed.

SERVICES

Mains water, drainage and sewage, electricity, gas central heating, partial secondary glazing. Council Tax Band 'E'.

EXTRAS

All fixtures and fittings are included in the sale. The electric cooker and white goods are also included in the sale, but without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

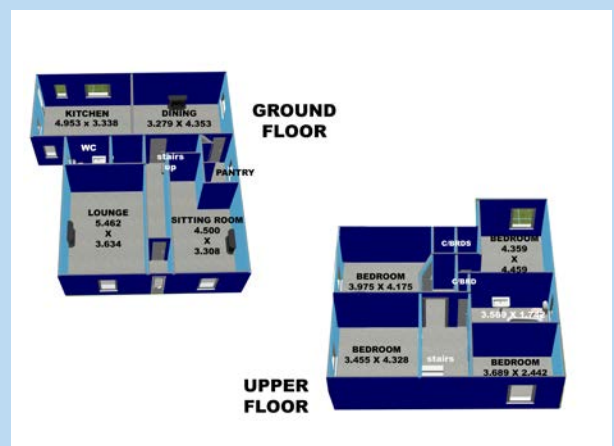
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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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