



90 TWEED ROAD, GALASHIELS, TD1 3DY



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

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# 90 TWEED ROAD, GALASHIELS, TD1 3DY



## DESCRIPTION

A two bedroom upper level flat in a block of four, occupying a corner plot in a residential street. Presented in excellent condition with gas central heating and double glazing throughout. A fully enclosed garden lies at the front and side of the property, with a mono block drive which accommodates off-street parking. It is an easy walk to the local primary school, and one mile from Galashiels Academy, the town centre with shops and amenities, and the Borders Railway with regular services to Edinburgh and Tweedbank. The flat is close to a 'bus stop for regular services to the town centre.

## ACCOMMODATION

### ENTRANCE & HALL

The door to the flat is approached through the front garden. It opens into a vestibule which accommodates a sizeable walk in storage cupboard with electricity, and a window which looks into the front garden. Stairs lead to a bright landing with a window overlooking the side of the flat. A full glass panelled door opens into the hall off which sit the lounge, two double bedrooms, kitchen, and bathroom.

### LOUNGE

The lounge is a well proportioned, bright, and welcoming room, which overlooks the back of the property through a large double window. The focal point of the room is an attractive brass framed traditional coal effect gas fire in a natural wood surround and marble hearth. A full length built in storage cupboard is accommodated adjacent to the window.

### KITCHEN

The kitchen is a bright, well designed work space which overlooks the back of the property through a large window. Granite effect laminate work tops run on two sides of the room. Floor and wall mounted kitchen units provide ample storage, with an integral double stainless steel sink, gas hob and electric oven, upright fridge freezer, and dedicated space for white goods.

### BEDROOM 1

This bright spacious double overlooks the front garden, and has ample capacity for accommodating free standing bedroom furniture in addition to a double bed.

### BEDROOM 2

This double room also overlooks the front garden, and has the capacity to accommodate free standing bedroom furniture in addition to a double bed.

### BATHROOM

The bathroom has a modern suite of wash basin, toilet, and bath over which is fitted a Mira electric shower. The walls behind the bath are tiled, and the shower is shielded by a folding glass shower screen. A heated towel frame is accommodated next to the door of the room.

## OUTSIDE

The garden of the property is entered from the street through a decorative metal driveway gate. It has a mono block drive which accommodates off-street parking, a border with shrubs and flora, and areas of decorative gravel. A summer house is also accommodated at the back of the garden.

## SERVICES

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

## EXTRAS

All fixtures and fittings are included in the sale. The washing machine, all floor coverings, all blinds and curtains, and summer house, are also included in the sale, but without guarantee. Other furnishings are subject to separate negotiation, but without guarantee.

## ENTRY

By arrangement with sellers.

## HOME REPORT

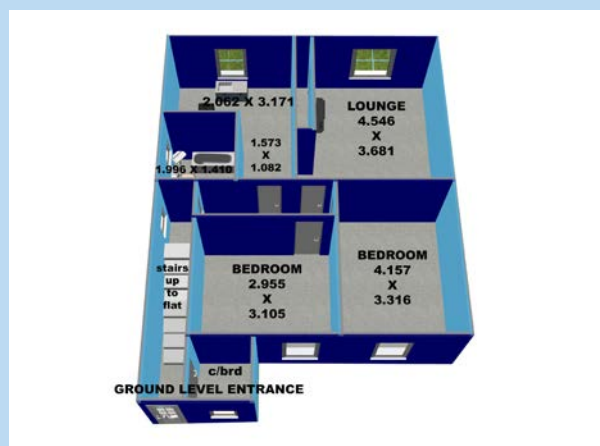
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit [www.onesurvey.org](http://www.onesurvey.org), and follow the instructions.

## 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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