



28 STANLEY STREET, GALASHIELS, TD1 1HS



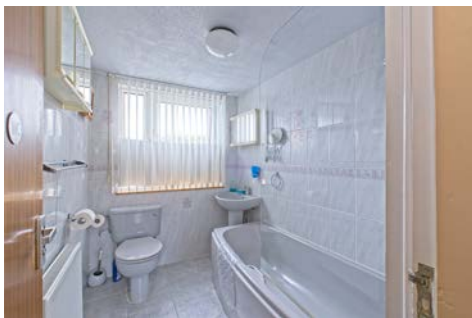
- HALL
- LOUNGE
- DINING ROOM
- 3 BEDROOMS
- DRESSING ROOM
- KITCHEN
- BATHROOM
- UTILITY ROOM
- CELLAR
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FULLY PAVED GARDEN
- UNRESTRICTED ON-STREET PARKING

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# 28 STANLEY STREET, GALASHIELS, TD1 1HS



## DESCRIPTION

A mid-level, two storey, three bedroom house in a multi occupancy block, in a quiet and popular residential street. The property is presented in excellent condition. It has gas central heating and double glazing, a cellar, and a small fully paved garden. It is close to the town centre with shops and amenities, local primary schools, Galashiels Academy, the Transport Interchange with train services to Tweedbank and Edinburgh, and bus services to other parts of the Scottish Borders. Galashiels is a main shopping town in the Borders with a varied selection of local and national chain stores.

## ACCOMMODATION

### ENTRANCE & HALL

The door of the house is at the back of the property, and approached from the street via a common close and shared set of stone steps. It opens into an 'L' shaped hall off which sit the lounge, stairs to the upper accommodation, kitchen, utility room, and a dining room. A sizable built in under stair cupboard with electric light is accommodated adjacent to the kitchen door.

### LOUNGE

The lounge is a spacious, bright, and welcoming room, overlooking the front of the property through a large double glazed window. The focal point of the room is the traditional brass framed, coal effect gas fire, in a Fyffe stone surround and marble hearth. A storage cupboard is accommodated under the window.

### DINING ROOM

This bright room overlooks the front of the property, next to the lounge. It benefits from a large double door built in storage cupboard, and could be used as a double bedroom if required, having ample capacity to accommodate free standing bedroom furniture in addition to a bed.

### KITCHEN

The kitchen is a spacious, bright, and functional workspace overlooking the back of the property. Light coloured stone effect laminate worktops run on two sides of the room, with the walls behind fully tiled. Wall and floor mounted kitchen units provide a generous amount of storage space, with an integral double stainless steel sink, dishwasher, and dedicated spaces for a cooker and white goods. The kitchen also accommodates a fixed breakfasting bar.

### UTILITY ROOM

This room overlooks the back of the property. It has laminate covered worktops, an integral stainless steel sink, dedicated space for white goods, and kitchen units which provide a generous amount of storage in addition to a large built in cupboard.

### UPSTAIRS

A bright, open staircase with a skylight window, leads to an upper landing off which sit three bedrooms and the bathroom.

## BEDROOM 1

This bright double room overlooks the front of the house. It has a tailor made fitted bedroom set of wardrobes, drawers, and storage cupboards, which offer a generous amount of storage. A dressing room sits off this bedroom with a built in three door wardrobe, and additional space for free standing bedroom furniture.

## BEDROOMS 2 & 3

These single rooms overlook the front and back of the house, respectively, and each benefits from a built in double door wardrobe.

## BATHROOM

The bathroom is contemporary with a modern suite of wash basin, toilet, and bath, over which is fitted a shower mixer fed from the main water supply, and shielded by a hinged glass bath screen. The walls and the floor of the room are fully tiled, and a central heating radiator is fitted adjacent to the door.

## OUTSIDE

A fully paved garden area, which accommodates a large garden shed with electric light and power, lies at the back of the property. The property also has a share of a wash house with electric light and power, sinks, and running water. This in turn leads to a number of inner cellar spaces, one of which is attached to the property, and is fitted with electric light. Unrestricted on-street parking is available immediately outside the property.

## SERVICES

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

## EXTRAS

All fixtures and fittings are included in the sale. The garden shed, but excluding the plastic garden storage bin, and white goods in the kitchen and utility room, are 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](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.



FIRST FLOOR



UPPER FLOOR

**PIKE & CHAPMAN**

## Solicitors

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