



10 KENILWORTH AVENUE, GALASHIELS, TD1 2DG



- HALL
- LOUNGE/ DINING ROOM
- KITCHEN
- 3 BEDROOMS
- BATHROOM
- UTILITY ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDENS
- UNRESTRICTED ON-STREET PARKING

DOUGLAS
&
GILMOUR & SON

20 Market Place • Selkirk • TD7 4BL
t: 01750 20271 • f: 01750 22686

www.bordersproperty.co.uk

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DESCRIPTION

A two storey, three bedroom, end of terrace house offering family accommodation in a residential area, close to the local primary school. The property is presented in immaculate condition, and decorated to a very high standard. It has double glazing and gas central heating throughout, and fully enclosed gardens at the front and rear. Galashiels Academy, and the town centre with shops, and the Transport Interchange with train services to Edinburgh, are within a thirty minute walk. It is also close to bus stops providing regular services to the town centre. Galashiels is a main shopping centre with a varied selection of local and national branded shops.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached from the street through the front garden. It opens into a hall off which sit the lounge/dining room, and the stairs to the upper accommodation.

LOUNGE/ DINING ROOM

This very spacious room extends the whole width of the house. A big window overlooking the front garden, and a full length garden window with a patio door, allow in generous amounts of daylight to make it a bright and welcoming room. The focal point of the room is the built in pebble bed gas fire in a silver metal frame.

KITCHEN

The kitchen is a modern, functional, well laid out work space, and floor and wall mounted kitchen units provide ample storage. It is bright with windows overlooking the back and side gardens. Black granite laminate work tops run on two sides of the room with an integral stainless steel sink, dishwasher, and electric hob and oven. A second door leads to a utility room.

UTILITY ROOM

The utility room is spacious, and overlooks the side garden. Storage is provided by a floor mounted kitchen unit with a black granite laminate work top, and a large built in cupboard adjacent to the door to the kitchen. A second door leads into the garden at the side of the house.

UPSTAIRS

The stairs lead to an upper landing off which sit three bedrooms, the bathroom, and a large built in storage cupboard.

BEDROOM 1

This bright double room overlooks the front garden. It benefits from a built in wardrobe with additional storage, and a second full length built in storage cupboard. It also has capacity to accommodate free standing bedroom furniture in addition to a bed.

BEDROOM 2

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

BEDROOM 3

This single bedroom overlooks the garden at the side of the house. It benefits from a full length built in wardrobe, and has capacity to accommodate free standing bedroom furniture in addition to a bed.

BATHROOM

The bathroom is modern with a white suite of wash basin on a vanity unit, toilet with a concealed cistern, and bath over which is fitted a Triton electric shower. The bath is also fitted with a traditional style bath shower mixer tap. The walls behind the bath are fitted with attractive light beige patterned waterproof wall boarding. The other walls in the room are fully tiled, and a heated towel frame is fitted adjacent to the door.

OUTSIDE

The gardens at the front and back of the house are fully enclosed with hedging. The front garden is small with areas of decorative gravel and a paved path. A gate at the side of the house leads to the garden at the back. This garden is sizable and south facing, and the hedge affords a high degree of privacy. It consists of borders with shrubs, grass, and a paved patio immediately outside the garden door to the lounge. 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, but excluding the hot tub in the back garden, are included in the sale.

ENTRY

By arrangement with sellers.

HOME REPORT

Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

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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