



74 HIGH BUCKHOLMSIDE, GALASHIELS, TD1 2HW



- VESTIBULE
- LOUNGE/DINING ROOM
- KITCHEN
- 3 BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- MATURE GARDEN
- OUTHOUSE
- UNRESTRICTED ON-STREET PARKING

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DESCRIPTION

A mid and upper level three bedroom house in a popular residential area, presented in immaculate condition, and decorated to a high standard. It has gas central heating and double glazing, and a mature south facing garden, which enjoys sunny days in summer and winter. The house is close to the local primary school, and within easy walking distance of Galashiels Academy. It is also close to the town centre and shops, and the Transport Interchange with train services to Edinburgh and Tweedbank, and 'bus services to other parts of the Scottish Borders. Galashiels is a main shopping town with a good selection of national and local brands.

ACCOMMODATION ENTRANCE

The door to the house is located at the back of the property, and approached via a set of shared stone steps and pathways. It opens into a sizable vestibule which is bright and fully double glazed. Double glass panelled inner doors lead into the open plan lounge/dining room.

LOUNGE/DINING ROOM

This open plan room is spacious, extending the whole width of the property, with capacity to accommodate a full dining table set and selection of lounge furniture. It has been tastefully decorated to a high standard, with the focal point being an attractive built in coal effect electric fire in a stainless steel frame. Windows overlooking the front of the property and the back garden allow in generous amounts of daylight to make it bright and welcoming. Doors lead to the kitchen, a double bedroom, the shower room, and a spiral staircase to the upper accommodation.

KITCHEN

A full length glass panelled door leads to the spacious galley style kitchen which overlooks the back garden. It is a bright functional work space with modern fixtures and fittings, and

oak laminate work tops running on two sides of the room with solid oak flooring. Floor and wall mounted units provide ample storage, with an integral stainless steel sink, gas hob, waist level electric oven, eye level microwave oven, and dedicated spaces for white goods.

DOWNSTAIRS BEDROOM

This spacious bright double overlooks the front of the property. A shelved alcove is located adjacent to the window, and the room has ample capacity to accommodate a range of free standing bedroom furniture in addition to a double bed.

SHOWER ROOM

The shower room sits off the lounge. It has a modern white suite of wash basin, toilet, and rectangular shower cabinet, with the shower supplied from the main water supply, and shielded by a sliding glass door. The walls behind the shower cabinet are fitted with white waterproof wall boarding.

UPSTAIRS

The attractive wooden spiral staircase in the lounge leads to an upper landing off which sit two bedrooms with ample attic storage.

UPSTAIRS BEDROOM 1

This is a spacious bright double room which overlooks the front of the property through a large double window, and enjoys open views over the town to the surrounding hills. It benefits from a built in wardrobe and cupboard for additional storage, and has ample capacity to accommodate a range of free standing bedroom furniture in addition to a double bed.

UPSTAIRS BEDROOM 2

This bright bedroom overlooks the front of the property and enjoys the same views as bedroom 1. It too has ample capacity to accommodate free standing bedroom furniture in addition to a bed.

OUTSIDE

A paved area, running the length of the property, which accommodates a large garden storage bin, lies immediately outside the entrance door. It leads to the south facing mature garden with a mixture of trees, shrubs, flora, grass, and a partially enclosed seating area. A brick built outhouse at the side of the property also belongs to the house. Ample unrestricted on-street parking is available immediately outside the property.

SERVICES

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

EXTRAS

All fixtures and fittings are included in the sale. White goods are also included in the sale, but without guarantee. Other furnishings may be the subject of separate negotiation.

ENTRY

By arrangement with sellers.

HOME REPORT

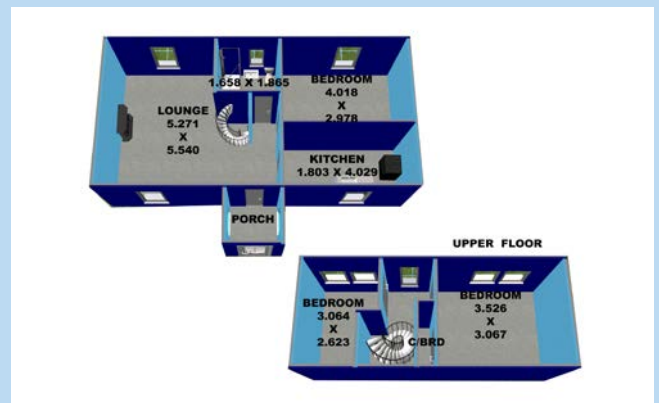
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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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