

15 TWEED CRESCENT GALASHIELS TD1 3ED

15 Tweed Terrace Galashiels, is a well proportioned 2 bedroom upper flat located within a popular residential area of Galashiels and within walking distance of the main town centre. The property is one of 4 in a two storey detached block located on the eastern fringe of Galashiels. The property is in very good order throughout and comes complete with double glazing, gas central heating, well maintained garden to the rear and comprises of 2 double bedrooms, a large sitting /dining room, kitchen and shower room and is offered for sale at offers over £95000. The property offers a well-proportioned ideal starter home which is ready to move in to or alternatively would make an ideal buy to let investment or for someone looking to downsize.

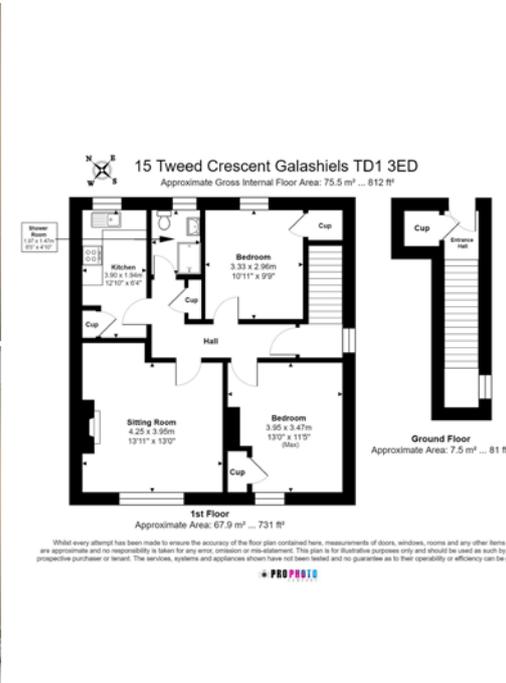
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Solicitors & Estate Agents



EPC: D

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Outside

With on street parking the property is accessed via a shared walkway and then a set of 6 steps at the rear lead up to a mahogany style UPVC front door with glass panels. At the rear of the property is a well maintained garden area, set mainly to grass, which is accessed via a shared central path that separates the neighbouring garden. The shed that is currently located in this area is not included in the sale.

Accommodation:

Entrance Hall

As you enter the property there is a large storage cupboard on the right and a set of stairs lead up to a glass door that provides the entrance to the main hall and accommodation. The hall has neutral decoration and red carpet and has a window at the top of the stairs.

Hall

Entering from the glass entrance door at the top of the stairs you enter in to the main hallway. Doors lead off from the hall to 2 bedrooms, kitchen and shower room. There is also a useful hall cupboard opposite the kitchen entrance. The hall is decorated in neutral colour and has a red carpet. There is a wired smoke detector and a hatch next to the kitchen leads up to the loft area for storage.

Lounge

4.25m x 3.95m – a large bright room with feature gas fire and dark wood surround mantelpiece and marble hearth. 2 large UPVC double glazed windows fill the room with light looking out to the front of the property. The room has light cream/yellow wallpaper and a new grey carpet, brass light fitting and white venetian blinds. The room has space to accommodate a dining table and has a TV point, telephone socket and ample electric sockets.

Kitchen

3.90m x 1.94m - fitted with floor and wall white gloss kitchen cabinets with black worktop and black splashback. The room has stainless steel sink with mixer tap, single built in oven and ceramic hob with built in extractor hood. There is space for a washing machine and fridge freezer. The floor is oak wood effect lino and the room has a UPVC double glazed window with blue roller blind looking out to the rear of the property. There is a cupboard at the rear of the room that houses the Vokera Gas Boiler system along with a few shelves for storage and a wooden pulley system for drying washing is fitted to the kitchen ceiling.

Bathroom

1.97m x 1.47m – white bathroom suite consisting of wash basin, toilet and shower cubicle with white marble effect wet wall and a Mira electric shower. Out with the shower the room is tiled from floor to ceiling with stone coloured tiles. There is a frosted UPVC double glazed window with net curtain and dark grey lino fitted on the floor.

Bedroom 1

3.95m x 3.47m - spacious double bedroom with large UPVC double glazed window to the front with white venetian blinds. The room has a green carpet and neutral decoration. There is a large storage cupboard / wardrobe next to the window.

Bedroom 2

3.33m x 2.96m – another spacious double bedroom with UPVC double glazed window overlooking the garden. The room has a grey carpet and neutral decoration. There is a large cupboard to the rear of the room built over the stairs.

Extras:

All floor coverings, blinds and light fittings are included in the sale. The washing machine in the kitchen is also included in the sale. It should be noted that the wooden shed in the garden is NOT included in the sale.

Services:

Mains water, drainage and sewage, gas, electricity, telephone connection. Council Tax Band A

Location:

This is a great location within easy reach of the town centre and close to Borders College and Heriot Watt University Campus, Primary and Secondary schools, Borders Railway and Transport Interchange. The property is also located close to the very popular Public Park which includes a large children's play area.

Galashiels

The central Borders town of Galashiels is one of the most sought after towns within the Borders region and offers an abundance of good retail shopping and excellent recreational and sporting facilities including rugby, football and golf. The town boasts the well reputed Heriot Watt textile college as well as the Borders College Campus.

The property location has easy access to the A7 and A68 so is an ideal base from where to easily travel to surrounding Border towns and villages. Edinburgh is readily accessible with the new Borders Railway Waverley Line linking Galashiels to Tweedbank and the centre of Edinburgh, making Galashiels a popular choice for commuters.

Viewing:

Viewing is by appointment with Selling Agents.



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