

**Edingtons WS**  
Solicitors & Estate Agents

**Well-proportioned 3 bedroom  
Terraced bungalow.**

**45 BEECH AVENUE**  
**GALASHIELS TD1 2LD**



**EPC: D**

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# 45 BEECH AVENUE

## GALASHIELS TD1 2LD

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45 Beech Avenue Galashiels is a well-proportioned 3 bedroom Terraced bungalow located within a popular residential area of Galashiels very close to Langlee Primary school and within walking distance of the main town centre. The property is in immaculate order throughout and comes complete with wood framed double glazing, gas central heating, well maintained garden to the rear and comprises of 2 double bedrooms, dining room / bedroom 3, a large bright sitting room, breakfasting kitchen and shower room. The property offers a well-proportioned ideal starter home which is in move in condition or alternatively would make an ideal buy to let investment or for someone looking to downsize.

#### Outside

The property is accessed via a shared walkway and is set in a row of 4 houses. The property is entered via a dark wood door with glass panel. At the rear of the property is a well maintained garden area surrounded by a wooden fence with a section laid to grass with flower borders and a paved section. There is a small shed and a gate leading out to the rear of the property.

#### Accommodation:

##### Hall

As you enter the property into the hall there are a few steps leading down to the main hall which has doors leading off to all the rooms. There are 3 large storage cupboards in the hall one which houses the Worcester combi boiler and the controls for the boiler are located on the wall. The hall has brown floral wallpaper with dado rail and light neutral carpet and uplighter lamps on the wall. Doors lead off to the sitting room, dining room, bathroom and the 2 bedrooms.

##### Sitting Room

5.29m x 3.80m – a large bright room with feature electric fire, dark wood surround mantelpiece and marble effect hearth. 1 extra-large double glazed window fills the room with light looking out to the garden at rear of the property. The room has light cream walls and a neutral carpet, brass light fittings, white venetian blinds and green floral curtains. The room has a TV point, Satellite connection, telephone socket and ample electric sockets.

##### Bedroom 3 (currently used as a Dining Room)

2.75m x 2.69m – a bright room with neutral decoration and green carpet and double glazed window looking out to the rear of the property.

##### Kitchen

5.29m x 2.15m – the kitchen is fitted with floor and wall wood effect kitchen cabinets with wood effect worktop, breakfast bar and has cream tiled splashback. The room has stainless steel sink with a modern extendable mixer tap and space for a cooker, washing machine, dishwasher and fridge freezer. The floor has cream, tile effect lino and a double glazed window with white vertical blinds, looking out to the front of the property. There is a door at the rear of the room giving access out to the enclosed garden area.

##### Shower Room

2.44m x 1.49m – white bathroom suite consisting of wash basin, toilet and double width shower cubicle with white wet wall and a Mira bar shower. There is a frosted UPVC double glazed window and cream tiles on the floor.

##### Bedroom 1

3.78m x 2.75m – a spacious double bedroom with double glazed window overlooking the garden. The room has wooden venetian blinds and brown floral curtains and a cream carpet. The room is decorated in neutral colours and has one feature floral wall. There is a large storage cupboard / wardrobe.

##### Bedroom 2

3.81m x 3.07m – another spacious double bedroom with double glazed window with wooden venetian blinds and cream curtains and overlooks the garden. The room has a cream carpet and neutral decoration with a feature painted wall.

##### Extras:

All floor coverings, blinds, curtains and light fittings are included in the sale. The white goods and various items of furniture are available via separate negotiation.

##### Services:

Mains water, drainage and sewage, gas, electricity, telephone connection.

##### Council Tax

Council Tax Band B

##### EPC

EPC rating D

##### 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.

##### 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.



# 45 Beech Avenue, Galashiels, TD1 2LD

Approximate Gross Internal Floor Area: 87.5 m<sup>2</sup> ... 942 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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