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solicitors and estate agents

GALASHIELS
26 Stanley Street
Fixed price of £80,000



**First and upper floor flat situated
in a popular residential area of town
Requiring some upgrading and refurbishment.**

**Hall, Dining Lounge, Kitchen, 3 Double bedrooms,
Box Room, Bathroom, GCH, Partial Double Glazing,
Garden with outhouses, Shared Cellar**

Edingtons W.S., Solicitors and Estate Agents for themselves and for their clients as owners give notice that whilst every care has been taken in the preparation of these particulars, no guarantee can be given. As to their accuracy and they shall not form part of any contract.

Prospective purchaser will require to satisfy themselves as to all details contained therein.

All measurements have been taken using a sonic tape and cannot be guaranteed.

Services and/or appliances have not been tested and no warranty is given that they are in full working order.

Interested parties are advised to have their interest noted by their solicitors in order that they are advised of any closing date; However the vendor is not obliged to set a closing date and in the event of doing so is not obliged to accept the highest of any offer.

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Description

The subjects form part of the first and upper floor within a traditional building constructed principally of stone under a pitched slated roof. The entrance to the flat is situated at the rear of the building and accessed by a set of external stone stairs. The property is in need of some upgrading and refurbishment but has superb potential to be made into a lovely family home.

Location

The central Borders town of Galashiels is fast becoming one of the most sought after towns within the already popular Borders region and offers an abundance of good retail shopping and excellent recreational and sporting facilities including rugby, football, golf and bowling. It is not only an ideal base from where to easily travel to surrounding Border towns and villages but also Edinburgh is readily accessible with the good road links making it a popular choice for the commuter; particularly those who wish to raise their family in a more tranquil environment.

Edinburgh 35 miles, Peebles 18 miles, Melrose 4 miles, Selkirk 7 miles, Hawick 18 miles.

Accommodation

Hall

This is a spacious L shaped hallway which is decorated in neutral tones and finished with Canadian Maple wood flooring. There is a small under stair cupboard, radiator, and telephone point. Doors lead to Dining Lounge, Kitchen and Bedroom 1. A carpeted stair leads to upper floor.

Dining Lounge 5.91m x 3.24m

This is a good sized room with a front facing double glazed window and more than enough room for a good range of free standing furniture and a dining table and chairs. The room has been decorated in contemporary tones and finished with Canadian maple wood flooring. The main focal point of the room is the med oak fireplace with marble effect hearth and electric fire. It has also a shelved alcove, a shelved area below the window and 2 radiators. TV point. Satellite access. Door to box room.



Box Room 1.43m x 1.2m

At present is used as a utility room. Front facing double glazed window.

Kitchen 2.78m x 1.94m

This room has been fitted with a range of light maple effect floor and wall units which are finished with black marble effect work surfaces and coordinating tiling to splash back areas. There is a stainless steel sink and drainer situated below the single glazed window and a wall mounted gas boiler. It also has an integrated gas hob, electric fan oven and extractor hood and there is space for a washing machine and fridge.

Bedroom 1 3.95m x 3.45m

This good sized double room is set to the front of the property and has 2 double glazed windows and a radiator.

Carpeted stairs lead to the upper landing 1.54m x 1.24m, where doors lead to Bedrooms 2 and 3 and Bathroom

Bedroom 2 4.58m x 3.28m

This is a spacious double bedroom which has a partially combed ceiling and 2 double glazed windows overlooking the rear of the property. Radiator.

Bedroom 3 4.03m x 3.14m

This is another spacious double bedroom which has a partially combed ceiling and 2 single glazed windows overlooking the rear of the property. Radiator.

Bathroom 2.31m x 1.66m

Needing upgrading but at present has been fitted with a white 3 piece suite of WC, wash hand basin and bath with over bath shower. Single glazed window to front. Radiator and electric wall heater.

Outside

There is an area of garden ground to the rear of the property and x 2 outhouses. There is also a shared cellar with electricity which is useful for extra storage.



Services

Mains drainage, water, gas and electricity

Extras

All fitted floor coverings. All light fittings. All bathroom fittings. All integrated appliances in kitchen.

Price

Fixed price of £80,000

Viewing

Strictly by appointment through the selling agent.

Council tax band

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HOME REPORT AVAILABLE ON REQUEST.