

# Edingtons WS



**40 Balnakiel Terrace  
Galashiels  
Guide price of £120,000**

40 Balnakiel Terrace is an end terraced ideal family home set towards the western edge of the town in an elevated position enjoying lovely views over Buckholm Hill and north Galashiels to the rear and open countryside to the front. The property which is split level in style has been immaculately decorated by the current owners and boasts a fully enclosed, larger than average, easy maintained garden to the rear complete with shed and decked patio area and a parking area for two cars to the side. There is a play park and local convenience store nearby and there is also good public transportation into the town centre which is only a 20 min walk away.

From Galashiels town centre follow the A72 Peebles road out of town for approx 1 mile. Turn left into Kilnknowe Place just after the Wood St convenience store and then take the first right into Bailnakiel Terrace. No 40 is situated at the very end of the cul-de-sac on the right hand side. The property and its own parking area can also be accessed from another road further up Wood St on the left.

### **Accommodation**

#### **Ground floor**

##### **Hallway 2.15m x 2m**

The property is entered from the eastern side through a white UPVC door with 6 glass panel insets into this bright and welcoming split level hallway which has been nicely decorated in neutral tones and finished with good quality laminate flooring. There is a large window to the side of the entrance door giving an abundance of natural light. At this level there is access to Bedroom 3. Natural pine stairs lead up to first floor and down to the lower floor.

##### **Bedroom 3 2.60m x 2.42m**

This is a single bedroom which is at present used as a study. It is set to the front of the property, is decorated in neutral tones and has a telephone point with broadband and a radiator.

##### **Stairs up to first floor landing 1.66m x 0.85m**

Mirrored feature wall, radiator and large walk in cupboard housing the central heating boiler and washing machine. 15 paned glass door leads to:

##### **Dining Kitchen 4.58m x 4.07m**

This spacious room with 2 windows has been furnished with a good range of light beech effect units and generous work surfaces incorporating a useful breakfast bar, gas hob, electric oven, extractor fan and a one and a half stainless steel sink and drainer. There is space for a fridge freezer and ample room for a table and four chairs. Hatch to attic. Double French doors lead to:

**Hallway**



**Kitchen**



**Dining Area**



##### **Lounge 4.08m x 3.18m**

This is a well proportioned room with windows to both front and rear giving good levels of natural light. The room has been recently decorated in neutral tones and is finished with coordinating carpet. Feature fireplace with electric fire. Radiator. TV point. Telephone point. Satellite point.

##### **Stairs down to lower hallway**

L shaped hallway with white UPVC door to rear garden. Decorated in neutral tones and finished with pine doors and skirting. Large walk in storage cupboard. Doors to Bedrooms 1 and 2 and bathroom.

**Lounge**



**Lounge**



**Bedroom 1**



**Bedroom 1 3.31m x 3.11**

This good sized double room is set to the rear of the property and has two walk in wardrobes with hanging rails and shelves, a window, radiator, TV point and satellite point.

**Bedroom 2 3.20m x 2.10m**

This is a small double or large single room set to the rear of the property and has two walk in cupboards, a window, radiator and window.

**Bathroom 2.27m x 2m**

This well appointed bathroom has recently been refurbished with a white 3 piece suite comprising WC, wash hand basin and bath with over bath mixer shower and screen. It has been fully tiled throughout and finished with a vertical radiator/towel rail and expelaire. Frosted window.

**Bedroom 2**



**Bathroom**



**View from rear of property**



## Outside

**Rear garden-** Is fully enclosed, larger than average and easy maintained. It has a good sized lawn with flower borders, decked patio area, gravel path, bin store and large shed with power and light. Gate to side leading to parking area. Safe and secure for children and pets.

**Front garden-**This area is also fully enclosed and has a paved patio area and a raised flower border There is also an integrated outside store adjacent to entrance door which houses the utility meters and is useful for storing garden equipment. 2 gates, one leading to parking area and the other to Balnakiel Terrace.

**Car parking area for two cars-**set to the west side of the property and access is available from Wood Street. There are also ample resident's parking spaces in Balnakiel Terrace.

**Services:** Mains water and drainage, electricity and gas. TV, satellite, telephone with broadband

**Council tax band:** B

**Viewing:** Strictly by appointment through the selling agent

**Extras:** All fitted floor coverings. All blinds and some curtains. All light fittings. All bathroom fittings. Integrated appliances in kitchen only. Garden shed.

**Entry:** negotiable

**Price:** A guide price of **£120,000** is invited. Home report available on request

**Front of property**



**Rear garden**



**View from front of property**



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