

Edingtons WS

**Chebar
3 Chapel Street
Galashiels, TDI IBU
Fixed price of £140,000**

***£10,000 less than home report valuation ***

Chebar is a delightful semi-detached cottage tucked away in quiet Chapel Street, a surprising and convenient location lying just off Galashiels town centre. Charming cottages like this along with a central location are seldom marketed in Galashiels so we expect it to be highly sought after.

The cottage retains many original and pleasing features and has tremendous potential to be upgraded to a very desirable home. The property also boasts full gas central heating and double glazing which has recently been installed, a large well maintained area of garden ground to the front and a fully enclosed gravelled driveway with parking for 2 vehicles to the rear.

Accommodation
Hallway 2.75m x 1.33m

Wood effect UPVC door leads into this good sized hallway, complete with original cornicing and decorative plasterwork to dado height. Radiator. Telephone point. Doors to both lounge and sitting rooms. Carpeted stair to upper floor.

Lounge 4.90m x 3.37m

This is a spacious lounge with double glazed window, radiator and wooden fireplace with gas fire. This room retains original store cupboard, skirting boards and cornicing.

Sitting Room 4.90m x 3.35m

This is another comfortably sized public room which has a double glazed window, radiator, electric fire and telephone point. This room retains the original shelved store cupboard which now houses the utility meters and picture rail. Door to rear hallway and kitchen:

Lounge



Sitting Room



Rear Hallway 2.85m x 1.62m

Under stair cupboard with small frosted window. Radiator. Coat rack. Solid wood back door giving access to rear of property and driveway. Door to:

Kitchen 3.30m x 3.08m

This L shaped room is fitted with a good range of floor and wall mounted units incorporating gas hob, electric oven, extractor fan and stainless steel sink and drainer. Space for free standing fridge, freezer and washer/dryer. Tiling to splash backs and practical non-slip vinyl to floor. 2 windows, radiator, fluorescent strip lighting and wall mounted central heating boiler.

Stair to upper floor and landing

Original decorative plasterwork to dado height continues up the stair way along with the original picture rail. Good sized window at half turn of stair.

Hallway

Kitchen

Kitchen



Upper landing 2m x 2m

Gives access to all upper accommodation. Hatch to attic space.

Bedroom 1 4m x 3.46m

This is a spacious and bright double room with bay window, partially combed ceiling and fitted wardrobes. Radiator and closed off fireplace. Original door.

Bedroom 2 4.87m x 2.55m

This is another spacious and bright double room with bay window, partially combed ceiling and small shelved cupboard. Radiator and closed off fireplace with electric fire. Original door.

Bathroom 2.17m x 1.93m

This room is furnished with a white 3 piece suite comprising WC, wash hand basin and bath with over bath electric shower. It is fully tiled to ceiling height and finished with vinyl flooring. Wall mounted electric heater and large frosted window with deep sill.



Outside

There is an enclosed and well maintained large area of garden to the front of the property split into two sections.

The bottom section has an area of lawn surrounded by flower borders, a vegetable plot and a shed.

The top section has two areas of lawn and flower borders featuring a good variety of mature plants, shrubs and trees. There is a path leading from the entrance gate to the bottom section. All parts of the garden are enclosed with either fencing and/or mature hedging.

To the rear of the property is a gravelled driveway and concrete patio area. This area is also fully enclosed by stone walls, fencing and wrought iron gates. Access is via Ladhope Vale.

Services: Mains water, mains drainage, gas and electricity.TV and satellite

Council tax band: C

Viewing: Strictly by appointment through the selling agent

Extras: All fitted floor coverings. All blinds and curtains. All light fittings. All bathroom fittings. Garden shed

All white goods in the kitchen can be included in the sale but no guarantees will be given.

Entry: negotiable

Price: A fixed price of **£140,000** is invited which is £10,000 less than home report valuation.

Home report available on request.



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