



BANNERMANBURKE

PROPERTIES LIMITED



Fountainhall, Galashiels, TD1 2TE

Set in a stunning location with beautiful open countryside outlook. Viewing is essential to appreciate the situation and location of this detached two bedroom bungalow. In need of full renovation internally, the property offers well proportioned accommodation and would be an ideal down size opportunity or for someone looking to commute to Edinburgh whilst appreciating a more rural lifestyle.

- HALLWAY
- SITTING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- SOILD FUEL CH
- GARAGE AND DRIVE
- GENEROUS GARDEN GROUND
- STUNNING VIEWS
- EPC RATING F

OFFERS IN THE REGION OF £180,000

Fountainhall is a small village located around 13 miles North of the Border town of Galashiels. Ideally placed for commuting to Edinburgh which is around 15 miles away by road. Stow train station is located ten minutes away, which provides access directly into Edinburgh city centre.

Situated on the Gala Water in rolling Borders Countryside, Galashiels is a bustling town boasting a variety of speciality shops, together with several excellent restaurants in the area offering the very best of Scottish fayre. The town offers an abundance of recreational and sporting facilities, including rugby, football, and golf. With good road links, Galashiels is well placed for commuting to Edinburgh with Galashels and Tweedbank train stations direct to Edinburgh Waverley.

Edinburgh 15 miles, Galashiels 13 Miles, Hawick 30 miles, Peebles 26 miles

Situated on the A7 which provides a through-route north to Edinburgh and south to Carlisle and the M6. Rail links are available at Stow, Tweedbank, Carlisle and Berwick-Upon-Tweed. The nearest International Airport is located in Edinburgh.

The Property

Detached two bedroom bungalow set in the heart of the idyllic Borders Countryside, a short drive to both Galashiels and Edinburgh. Set in a generous plot with good sized garden ground, parking and driveway. The property itself is in need of full renovation internally and would be an ideal development opportunity for someone. Alternatively the property could be replaced for a more modern family dwelling. Currently served by solid fuel heating.

Entrance 4'6" x 4'9" (1.36 x 1.46)

The property is entered through a glazed front door into a vestibule, which provides direct access to the sitting room.

Sitting Room 19'5" x 15'11" (5.93 x 4.84)

Located to the front, with stunning views over the countryside and front garden via double glazed windows. Central heating radiator with open fire. Storage cupboard. Access to the kitchen, entrance vestibule and central hallway.

Kitchen 13'3" x 7'10" (4.05 x 2.40)

Wall and floor mounted kitchen units, with good storage. Double glazed windows. Access to Sitting Room and a back door out to the rear garden, driveway and garage area.

Hallway

The hallway is located in the middle of the property with access to the two bedrooms, bathroom and sitting room. Large storage cupboard.

Master Bedroom 13'0" x 11'1" (3.95 x 3.38)

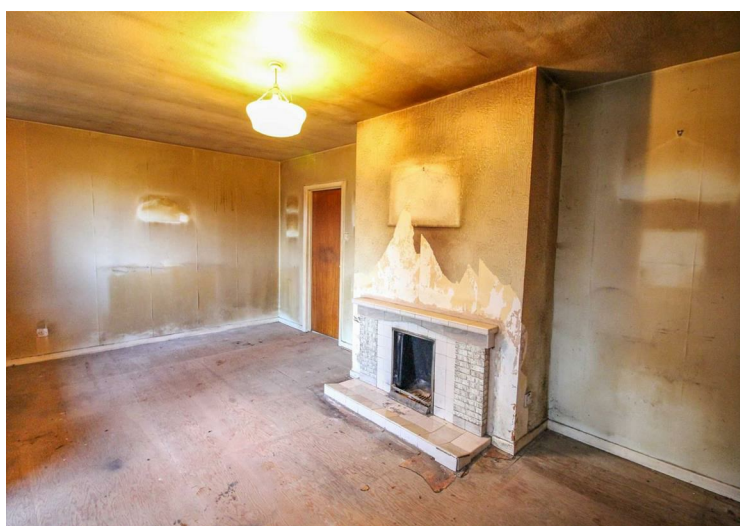
Double bedroom located to the front of the property overlooking the garden. Central heating radiator and built in wardrobes. Double glazed windows offer stunning views.

Bedroom 2 8'0" x 12'10" (2.44 x 3.92)

Double bedroom overlooking the rear garden with built in wardrobes. Central heating radiator and double glazed windows.

Bathroom 5'9" x 8'0" (1.75 x 2.43)

Comprises wash hand basin, WC and bath. Double glazed window to the rear. Storage cupboard which houses the hot water cylinder.



Garage

The single car garage is located to the side of the house adjoining the property. Main access to the garage is from the driveway. There is also a door from the garage out to the front garden.

SALES DETAILS AND OTHER INFORMATION

Fixtures and Fittings

N/a

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

Services

Please note the water supply to the property will be discontinued by the current provider prior to sale. Purchasers will need to make arrangements to provide their own private water supply. Quotations for the supply have been obtained by the current owners and are available upon request.

Septic tank drainage, mains electricity and solid fuel central heating are all present.



Directions

Travelling 12 miles North from Galashiels to Edinburgh, turn left towards Fountainhall. Just before the village take a sharp right and travel one mile. The property sits on the right hand side.

Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

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