



BANNERMANBURKE

PROPERTIES LIMITED



26 Victoria Street, Galashiels, TD1 1HL

Viewing is recommended to appreciate this two storey one bedroom dwelling located in a popular residential area close by to all local amenities. Benefits from a spacious sitting room which opens up to a dining kitchen and the property has the advantage of front and back doors and a large shared garden.

- VESTIBULE
- SITTING ROOM
- DINING KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- GAS CH AND DG
- SHARED REAR GARDEN
- EPC RATING D

OFFERS IN THE REGION OF £70,000

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 Tweedbank train station direct to Edinburgh Waverley.

Edinburgh 35 miles, Hawick 18 miles, Selkirk 7 miles, Peebles 18 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 Edinburgh, Tweedbank, Carlisle and Berwick-Upon-Tweed. The nearest International Airport is located in Edinburgh.

The Property

Well presented two storey dwelling ideal as a first time buy property. Centrally located in the heart of Galashiels, the property is offered for sale in good order and benefits from a bright and spacious dining kitchen to the rear. Located on the ground floor is the sitting room and kitchen and the upper level houses the double bedroom and bathroom. The property also has its own front and back doors and a large well kept shared garden with clothes drying facilities.

Vestibule

Vinyl flooring. Decorated in white with a range of coat hooks. Electric meter and switchgear housed at high level. Large storage cupboard with shelving and another cupboard below

Sitting Room 11'4" x 19'8" (3.46 x 6.00)

Located to the front with double glazed window. Decorated in white with grey carpet flooring. Two central heating radiators. Ceiling light. Two recessed display areas with storage below. Main focal point of the room is the brick fire surround with gas fire set upon a tiled hearth. Open archway leads through to the kitchen.



Dining Kitchen 20'11" x 9'11" (6.37 x 3.03)

Double glazed window to the front. Ample floor and wall mounted kitchen units in walnut with black granite effect worksurfaces. Single bowl stainless steel sink and drainer and mixer tap. Decorated in neutral tones with feature walls in purple. Black splashback areas. Integrated single electric oven and four ring gas hob. Space for fridge freezer. Large under stair storage cupboard. Ceiling spotlighting. Wall light. Staircase to the upper level. Double glazed door to the rear garden. Space for table and chairs.

First Floor

Accessed via carpeted staircase from the kitchen. Double glazed window. The landing has a smoke alarm.

Double Bedroom 11'4" x 12'8" (3.46 x 3.86)

Located to the front with double glazed window. Built in wardrobe for storage and houses the gas boiler, shelving and light.. Decorated in white with a feature wall in grey. Carpet flooring. Central heating radiator and ceiling light. Another built in storage cupboard.

Bathroom 6'11" x 6'1" (2.12 x 1.85)

Three piece white suite of wash hand basin, WC and bath. Chrome shower located over the bath. Tiled to full height in a white tile. Ceiling light and double glazed window. Vinyl flooring. Wash hand basin is set in to a vanity unit with storage below. Central heating radiator.

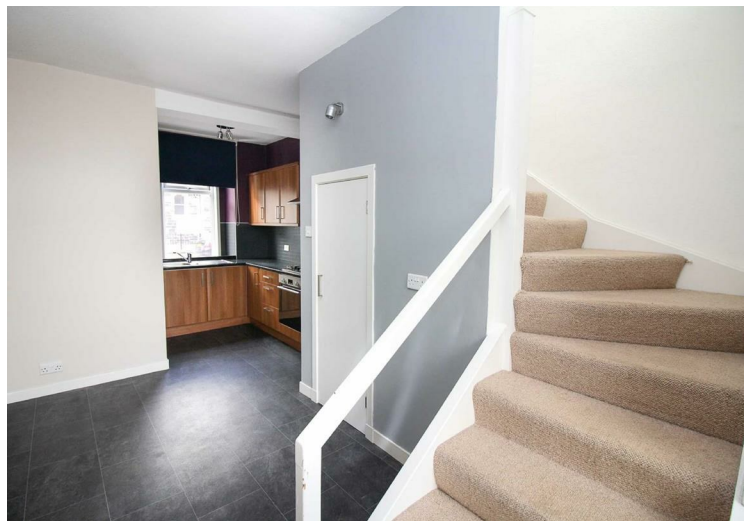
SALES DETAILS AND OTHER INFORMATION

Fixtures and Fittings

Carpets and floor coverings included in the sale

Services

Mains drainage, water, gas and electric.



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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