



BANNERMANBURKE

PROPERTIES LIMITED



20 Rosebank Place, Galashiels, TD1 1HG

Offers In The Region Of £185,000



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20 Rosebank Place, Galashiels, TD1 1HG

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■ HALLWAY ■ WC ■ SITTING ROOM ■ DINING ROOM ■ KITCHEN ■ FAMILY BATHROOM ■ THREE BEDROOMS ■ GAS CH/DG ■ FRONT, SIDE AND REAR GARDENS ■ EPC RATING C

Early viewing is highly recommended of this three bedroom end terraced family home, which benefits from front, side and rear gardens and enjoys stunning views across Galashiels. The property is offered for sale in very good order, having been freshly decorated throughout and featuring a newly installed family bathroom. Further benefits include gas central heating and double glazing. Ideally located within a short walk of Galashiels town centre, the property is well placed for a wide range of local amenities, shops and services.

Galashiels

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 Galashiels train station direct to Edinburgh Waverley.

Travel

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 Galashiels, Edinburgh, Carlisle and Berwick-UponTweed. The nearest International Airport is located in Edinburgh.

The Property

The property is entered via a double glazed door into the vestibule, which has a handy cupboard providing useful storage. From here, a door leads into the hallway, giving access to the sitting room, WC and stairs leading to the upper level. The sitting room is located to the front of the property and features a double glazed window, with ample space for a range of

furniture. Double doors open into the dining room, which is positioned to the rear and benefits from patio doors offering stunning views and access to the garden. An open doorway leads from the dining room into the kitchen, which has a good range of white floor and wall mounted units, complemented by laminate worktops and splashbacks. A one and a half bowl sink with drainer and mixer tap is positioned beneath the double glazed window, which also enjoys the stunning views. There is space for a freestanding cooker, fridge freezer and washing machine, with the boiler also wall mounted within the kitchen.

A handy WC is accessed from the front hallway and comprises a wash hand basin and WC, while a cupboard provides useful understairs storage. The upper level comprises three bedrooms and a newly fitted bathroom. One bedroom is located to the rear, while the other two bedrooms enjoy amazing views over the town. The master bedroom benefits from built in wardrobes.

The family bathroom offers a shower bath with a shower above, operated from the boiler, along with a WC and wash hand basin. Shower boarding to the bathing area provides easy maintenance, while an opaque double glazed window allows natural light into the space.

Decorated in white throughout, with ceiling light fittings, central heating radiators and neutral finishes, this property offers a blank canvas for any potential buyer to put their own stamp on.

Room Sizes

SITTING ROOM 4.60 x 3.50

DINING ROOM 2.46 x 2.27

KITCHEN 2.60 x 2.46

WC 2.00 x 0.90

FAMILY BATHROOM 1.60 x 2.57

BEDROOM 2.97 x 3.47

BEDROOM 3.36 x 2.48

BEDROOM 2.00 x 3.60

Externally

The property benefits from front, side and rear gardens, with the additional side garden offering extra ground due to its desirable end terrace position. The rear garden enjoys stunning views across the surrounding area, thanks to its elevated position. The gardens are mainly laid to lawn, fully enclosed and private, providing an ideal outdoor space for relaxing and enjoying the views.

Directions

What3words///windmills.bedding.client

From Scott Street, continue forward onto Gala Park and take the last right into Rosebank Place, before the end of the street. The property is located in the left hand corner.

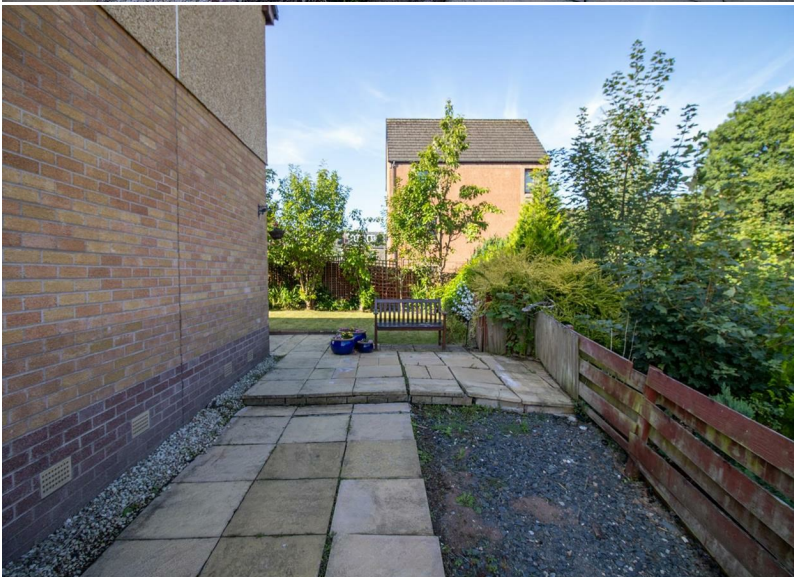
Sales and Other Information

Fixtures and Fittings

Light fittings and integrated appliances included in the sale.

Services

Mains drainage, water, gas and electricity.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	78
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	75	76
Scotland	EU Directive 2002/91/EC	

20 Rosebank Place



Ground Floor



First Floor

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