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Solicitors & Estate Agents

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11 CHAPEL STREET GALASHIELS

“Spacious ground floor flat, forming part of a refurbished house block, conveniently situated in a quiet residential area”

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Galashiels is a popular and bustling town in the heart of the Scottish Borders. The town enjoys an extensive range of retail and leisure facilities as well as offering all levels of education from pre-school to secondary. The town is also home to Heriot-Watt Scottish Borders campus. Galashiels has become increasingly popular for commuters to Edinburgh with the recent opening of the Borders railway with Edinburgh accessible in approximately one hour. Road transport is via the A7 and A68 roads to access Edinburgh and further afield.

Spacious ground floor flat, forming part of a refurbished house block, conveniently situated in a quiet residential area, allowing for a great sense of privacy, lying close to the town centre and local amenities. Accommodation Comprising: Entrance Hall, Sitting Room / Dining Area, Kitchen, Three Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazing and Shared garden area.

Living Room / Dining Area; 4.6m x 3.327

A good sized public room with double glazed window overlooking shared garden area to the front of the property. Access to kitchen through door at rear of room. Room features a storage cupboard where electric meter, gas meter and consumer unit can be located. The lounge also provides plenty of space for a dining table and chairs if desired. Wall mounted central heating radiator. Fitted carpet.

Kitchen; 4.6m x 1.728m

The kitchen is accessed through single door off the lounge. There is a window to the rear overlooking the river with a stainless steel sink below and drainer to the side. Kitchen consists of 4 ring gas hob and has space to facilitate an oven and washing machine. Ample storage space with ground and eye level wall units and laminate worktops. Wall mounted central heating radiator. Utilitarian Vinyl floor

Bathroom; 3.231m x 1.728m

Recently installed shower / wet room with 3 piece suite consisting of WC basin with Cabinet Storage above and large walk in shower cubicle. Wall mounted central heating radiator. Utilitarian Vinyl floor.

Bedroom 1; 3.184m x 2.178m

Currently set out as a single, however could accommodate a double bed. UPVC Double Glazed window overlooking shared garden area. Wall mounted central heating radiator. Fitted Carpet.

Bedroom 2; 3.052m x 2.176

Currently set out as a single, however could accommodate a double bed with ease. UPVC Double Glazed window overlooking shared garden area. Storage cupboard to rear of room. Wall mounted central heating radiator. Fitted Carpet.

Bedroom 3; 3.261m x 2.74m

The third bedroom is smaller than the others but can still easily accommodate a single bed and leave you with ample living space. UPVC Double Glazed window to rear of room. Wall mounted central heating radiator. Fitted Carpet.

Garden:

There is a large area of communal garden to the front, laid extensively to grass, for clothes drying purposes.

Services:

Mains Water, Drainage, Electricity and Gas connected. Double Glazed Windows. Central Heating.

Council Tax Band – B

EPC Rating – D

These particulars, whilst carefully prepared, are not warranted and do not form part of any contract. All measurements are approximate and are not warranted. No warranties are given by the seller or the selling Agents as regards the condition of the property, as regards any works which may have been carried out upon the property and as regards any Notices or proposals which may currently affect the property. Any purchaser shall require to carry out his own investigations in respect of all such matters.

Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. Solicitors submitting offers are requested to use the Scottish Standard Clauses (Edition 2) (15th March 2016). Successful offers received not using the Standard Clauses may be responded to by deletion of the non-standard Clauses and replaced with the Scottish Standard Clauses (Edition 2) (15th March 2016). The sellers do not bind themselves to accept the highest or any offer which may be received for the property. If the property is being advertised at a fixed price, potential purchasers and their Agents should be aware that the date of entry will be regarded as a material condition when considering any offer received. If an offer is submitted at the fixed price but is subject to survey or subject to any other suspensive condition, the offer will only be considered once any such condition has been removed and, pending such removal, the property shall remain on the market for sale and we shall continue to invite offers for the property at the fixed price.



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Gas and electric installations and appliances in the house have not been checked by the selling agents.



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