



5 MELROSE ROAD

MURRAYFIELD, GALASHIELS

“A spacious 2 bed ground floor flat forming part of a larger detached property with stunning views over Galashiels and the surrounding countryside”

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AREA

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.

PROPERTY

Murrayfield is a spacious 2 bed ground floor flat forming part of a larger detached property with stunning views over Galashiels and the surrounding countryside. The property is located in a private area of Galashiels but is still within close proximity to all local amenities and is a short walk to the Border Railway's Interchange Station offering a stress free journey to Edinburgh is less than one hour. Accommodation comprising: Entrance hall, living room, kitchen, 2 double bedrooms, 2 bathrooms, utility room, storage cupboard, garden area, double glazed UPVC windows and gas fired central heating.

LIVING ROOM 4.9M x 5.3M

The twin double glazed sash windows to the front provide excellent natural light and provide marvellous views over the town to the hills beyond. An authentic fireplace with marble surround provides a centrepiece to the room as well as finely detailed original corning crowning the room. 2 wall mounted radiators. Laminate flooring. Double glazed windows.

KITCHEN 3.3M x 4.3M

Accessed through a single door off of the main hallway two large double glazed windows once again providing natural light into the kitchen. There is a 4 ring gas hob as well as eye level oven and microwave. Varied range of storage space with ground and eye level wall units and marble work top area. Stainless steel sink and drainer as well as oak effect breakfast bar with ample seating space. Wall mounted radiator. Tiled effect laminate flooring. Double glazed windows. Extractor Fan.

BEDROOM 1 3.6M x 4.86M

Accessed through a single door at the end of the main hallway. This bedroom is a naturally bright, spacious double with two large double glazed sash windows to the front of the room. Size of room provides ample room for wardrobe space and can comfortably fit a double bed along with other items of furniture, still leaving a generous amount of living space. Wall mounted radiator Fitted carpet. Double glazed windows.

BEDROOM 2 3.7M x 2.5M

The second bedroom is found to the rear of the property. Despite being smaller than Bedroom 1 there is still plenty of space for a double bed and storage facilities to be added to the room. The heating and hot water boiler is also located within this room. The boiler serves all panelled radiators throughout the house and also provides the properties' hot water. Wall mounted radiator. Wooden flooring. Double glazed window.

BATHROOM 1 3.8M x 2.7M

Accessed through single door off of the main hallway. The bathroom has been adapted to make the shower more accessible for previous owner. It is split into two sections with one half having laminate flooring and

the other utilitarian flooring. On the laminate flooring there is a delightful free standing bath and wash basin with eye level storage space. On the utilitarian flooring you will find a WC and a large adapted walk in shower cubicle with excellent drainage. Wall mounted radiator. Electric towel heater. Double glazed window.

BATHROOM 2 2.3M x 1.8M

Located to the rear of the property next to Bedroom 2. Consists of a three piece suite with recently installed shower, WC and basin. Electric towel heater. Double glazed window.

UTILITY ROOM 3.3M x 1.8M

The Utility room is located to the rear of the property. Access can be gained off of the main hallway as well as directly through the properties' back door. Located within the utility room is a washing machine and tumble dryer as well as a stainless steel sink unit with drainer. There is also a good amount of cupboard space for storage and hangers to leave coats.

STORAGE CUPBOARD 1.7M x 1.5M

There is further storage space provided a good sized storage cupboard to the rear of the property.

EXTERNAL

Access to the property is gained directly off of the main road onto a private driveway. The Driveway allows the property to boast off street parking facilities allowing any prospective buyer a safe and secure area to leave their vehicles. From the driveway there is a pathway leading to the back door of the property. There is a private decking area to the rear of the property offering any prospective buyer an area to sit outside and enjoy their peaceful surroundings. To the front of the property there is a courtyard area where one can enjoy spectacular views over Galashiels and the surrounding countryside.

SERVICES

Mains Water, Drainage, Electricity and Gas connected. Heating provided by gas fired boiler. Double glazed windows.

COUNCIL TAX BAND – D EPC - 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.



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