



# BANNERMANBURKE

PROPERTIES LIMITED



## 41 Thistle Street, Galashiels, TD1 1LX

Viewing comes recommended of this two bedroom masonette property in the popular area of Thistle Street, close to the town centre and all local amenities. Ideal first time buy or family starter home benefitting from gas central heating and double glazing. Set over two floors with spacious living room and kitchen on the lower level and two double bedrooms and shower room on the upper level. To the rear is a private area of garden ground with decking, shed and outhouse.

- HALLWAY
- SITTING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- PRIVATE GARDEN WITH DECKING
- GAS CH AND DG
- EPC RATING D

**OFFERS IN THE REGION OF £87,000**

## 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

Presented for sale in good order, 41 Thistle Street is an ideal first time buy or family starter home. Located in a popular residential area of the town close to all local amenities. The Galashiels train station is just a 10 minute walk away with the X95 providing a regular service to both Edinburgh and Carlisle. To the rear of the property is a lovely private area of garden with decking, shed and outhouse.

## Hallway

The property is entered via a glazed UPVC door into the entrance hall which is decorated in neutral tones with laminate flooring. Central heating radiator. Ceiling light. Cornicing to ceiling. Under stairs storage cupboard. Staircase to upper level.

## Sitting Room 17'8" x 10'0" (5.40 x 3.07)

Double aspect room located to the front and rear of the property with double glazed windows to both sides and storage beneath. Recessed shelved display area. Decorated in neutral tones with a feature wall in red patterned wallpaper. Laminate flooring. Two ceiling lights. The main focal point of the room is the fire surround with marble back and hearth with inset living flame coal effect gas fire.



### **Kitchen 9'3" x 9'0" (2.84 x 2.75)**

Located to the front of the property with double glazed window. Decorated in red with tile effect flooring. Cornicing to ceiling. Ceiling light. Central heating radiator. Space for small table and chairs. Range of beech effect floor and wall units with black work surfaces. Space and plumbing for a washing machine. Single bowl stainless steel sink and drainer with mixer tap. Integrated washing machine. Integrated single electric cooker and four ring ceramic hob with extractor above. Tiling to splashback areas. Space for free standing fridge freezer.

### **Double Bedroom 15'8" x 11'9" (4.79 x 3.60)**

Located to the front with a double glazed window. Decorated in neutral tones with a feature wall in patterned wallpaper and laminate flooring. Ceiling light. Central heating radiator. Range of built in storage.

### **Double Bedroom 10'4" x 8'6" (3.15 x 2.60)**

Located to the front with a double glazed window. Decorated in neutral tones with a feature wall in blue. Laminate flooring. Ceiling light.

### **Shower Room 7'8" x 7'1" (2.36 x 2.17)**

Located to the rear of the property with double glazed opaque window. Decorated in patterned wallpaper with tiled flooring. Central heating radiator. Ceiling down lighters. Comprises of 3pc white suite of wash hand, WC and shower enclosure. The enclosure is tiled to full height and houses an electric shower.

### **Sales and Other Information**

#### **Fixtures and Fittings**

All carpets, floor coverings, light fittings and integrated appliances included in the sale.

#### **Services**

Mains drainage, water, gas and electricity.



## Directions

From Scott Street travelling North, take the last left on to Victoria Street and right at the end of the road onto Thistle Street. The property lies on the left hand side.

## Offers:

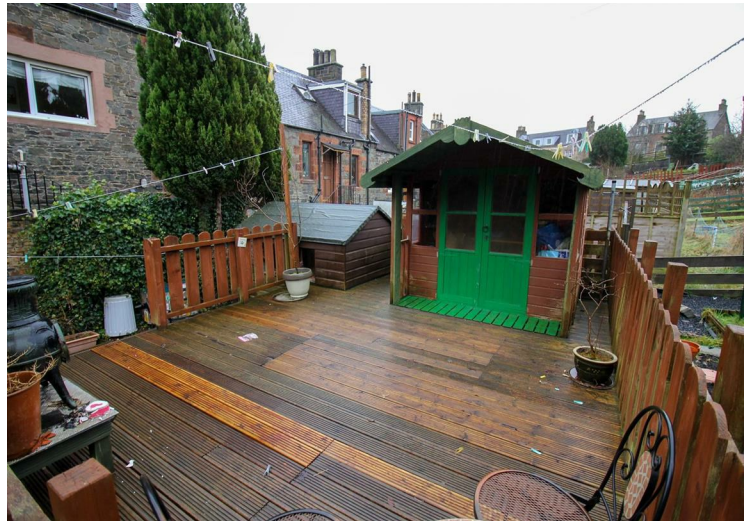
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of 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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