JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS

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1 Little Dan Avenue, Galashiels, TD1 1QS

Guide price £95,000

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1 Little Dan Avenue, Galashiels, TD1 1QS

- Well-Appointed Park Home
- Two Bedrooms
- Large Sun Terrace
- Close to Town Centre
- All Year Round Occupancy
- Large Lounge / Dining Room
- Off-Street Parking
- Ground Rent £130 PCM
- All Mains Services

Located within a popular residential park close to Galashiels town centre, 1 Little Dan Avenue is a very well-presented park home located on a generous plot benefitting from a beautiful sun terrace and plentiful off-street parking. The home is in move-in condition throughout having been well-maintained and cared for by the current owner.

ACCOMMODATION

- ENTRANCE VESTIBULE - LOUNGE / DINING ROOM - KITCHEN - TWO DOUBLE BEDROOMS (PRINCIPAL WITH DRESSING ROOM) - BATHROOM -

Guide price £95,000

Internally
The home is accessed via a UPVC door into the spacious hallway. There is a large dual aspect lounge / dining room providing a wonderful light and bright living space. The kitchen is well-appointed and is accessed via the hallway and dining area. There are two bedrooms both with built-in storage, with the principal bedroom benefitting from a generous walk-in wardrobe. The bathroom completes the accommodation. The property benefits from double glazing and mains gas central heating.

Kitchen
The kitchen is fitted with base and wall cabinetry overlaid with marble effect laminated worktops incorporating a sink unit with mixer tap. Integrated appliances include dishwasher, electric oven and electric hob with extractor hood. There is also an integrated fridge freezer.

Bathroom
The bathroom is fitted with a 3-piece suite including WC, pedestal wash basin and bath with mixer shower and tiled splashbacks.

Externally
The home is situated on a well-proportioned level plot incorporating a wonderful mono block sun terrace to the front. There is ample off-street parking to the side of the property along with an are of private garden grounds. To the rear there is sufficient space for storage.

Services
The home benefits from mains water. gas, drainage and electricity.

Ground Rent
The home has permission by the local authority to be occupied throughout the year as a main residence. Ground rent for the plot and up-keep of the site is in the region of £130 PCM. This is reviewed on an annual basis.

Directions
For those with satellite navigation the post code is TD1 1QS.

Council Tax
Council Tax Band A.

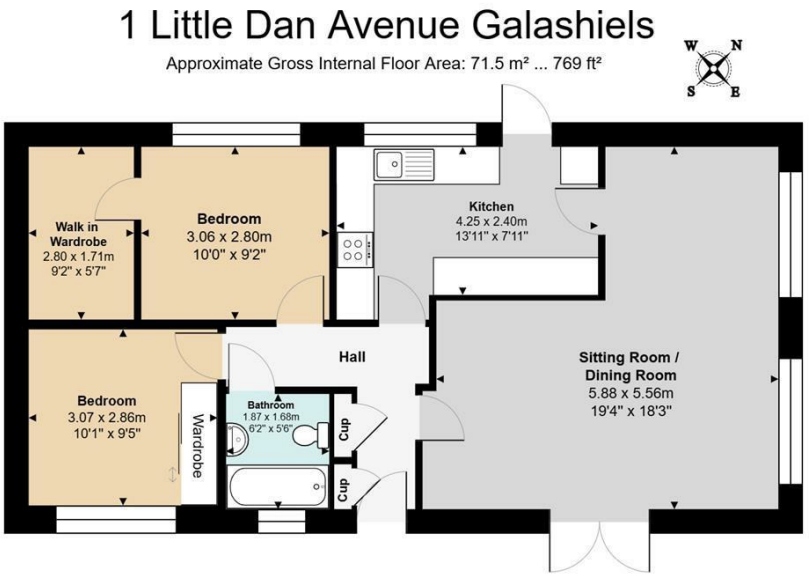
Tenure
The Leasehold is indefinite. For more information please refer to the Mobile Home Act 1993 for a full unabridged copy of the rules and regulations pertaining to park homes.

The Local Authority is Scottish Borders Council

Fixtures & Fittings
All fitted blinds, curtains, floor coverings and integrated appliances are to be included within the sale.

Viewings
Strictly by Appointment via James Agent.

Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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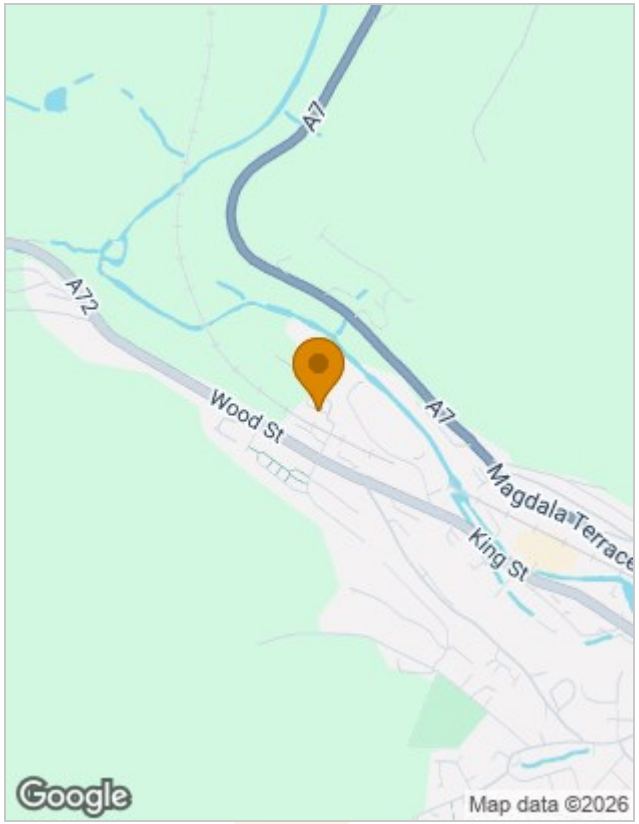
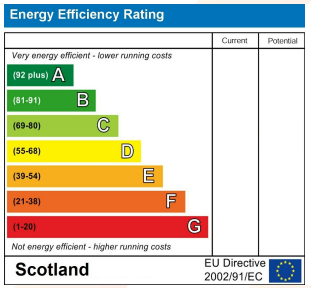
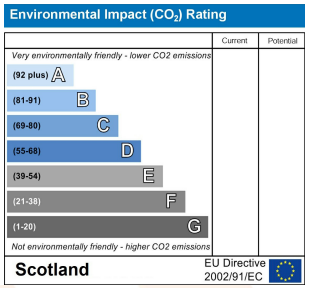
Location Map



Energy Performance Graph





Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.