



5 Broadlee Bank, Galashiels, TD1 3RF

Guide price £150,000





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- Spacious 2 Bedroom Property
- Attached Garage
- Enclosed Rear Garden
- Popular Residential Area
- Primary School Nearby
- Large Conservatory
- GCH & Double Glazing
- Good Order Throughout
- Railway Station Nearby

We have the pleasure in bringing to the market this spacious 2 bedroom mid-terraced property located in a popular residential area within the village of Tweedbank. The property is located within walking distance of many local amenities including the Park and Ride Railway Station, Tweedbank Primary School and local Convenience Store. The property offers well-proportioned accommodation over two levels with a large double glazed conservatory, enclosed rear garden and attached garage. The property further benefits from gas-fired central heating and double glazing.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - CONSERVATORY - KITCHEN - HALL LANDING - BATHROOM - WC - 2 DOUBLE BEDROOMS -



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Internally

The property provides spacious and adaptable accommodation ideal for a growing family, or first-time buyer. To the ground floor, the property is entered via a magnificent hand-crafted oak front door giving access to the entrance hallway. There is a well-proportioned lounge with large window facing into the conservatory. There is a spacious kitchen with a set of double doors opening leading into the large double glazed conservatory, which provides a wonderful additional living space with French doors leading out the back garden. To the first floor, there is a hall landing with useful WC / utility cupboard, two generous double bedrooms and the family bathroom.

Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with solid wood worktops incorporating a stainless-steel sink. There are free-standing appliance spaces for a cooker, dishwasher and fridge freezer. The washing machine space is conveniently located within the first floor utility cupboard below the boiler.

Bathroom

The bathroom is fitted with a 3-piece suite including WC, pedestal basin and bath with mixer shower and glass screen.



Externally

The front of the property is low maintenance and predominately laid to mono-block paviors and gravel. To the rear there is a delightful private garden which is laid to a mixture of artificial lawn and decking.

Outbuildings

There is an attached single garage to the front of the property which is accessed via a metal up-and-over door to the front. The garage benefits from mains power.

Location

Tweedbank boasts a wide range of facilities including; local Primary School, Sports Centre with Gym, Play Parks, Restaurant/Bar, Convenience Store and popular Industrial and Retail Park. The 'Park and Ride' facility for the Borders Railway Line is also located within Tweedbank providing regular train services to and from Edinburgh Waverley Station with journey times of around 55 minutes.

Further development of Tweedbank is currently underway to include the construction of a new supermarket, BP Petrol Station with M&S Food Outlet and a Costa Coffee Drive-Thru.

Fixtures & Fittings

All fitted carpets, floor coverings, blinds are to be included within the sale.

Services

Mains water, electricity, gas and drainage. Gas central heating and double glazing.

Council Tax

Council Tax Band B.

Viewings

Strictly By Appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

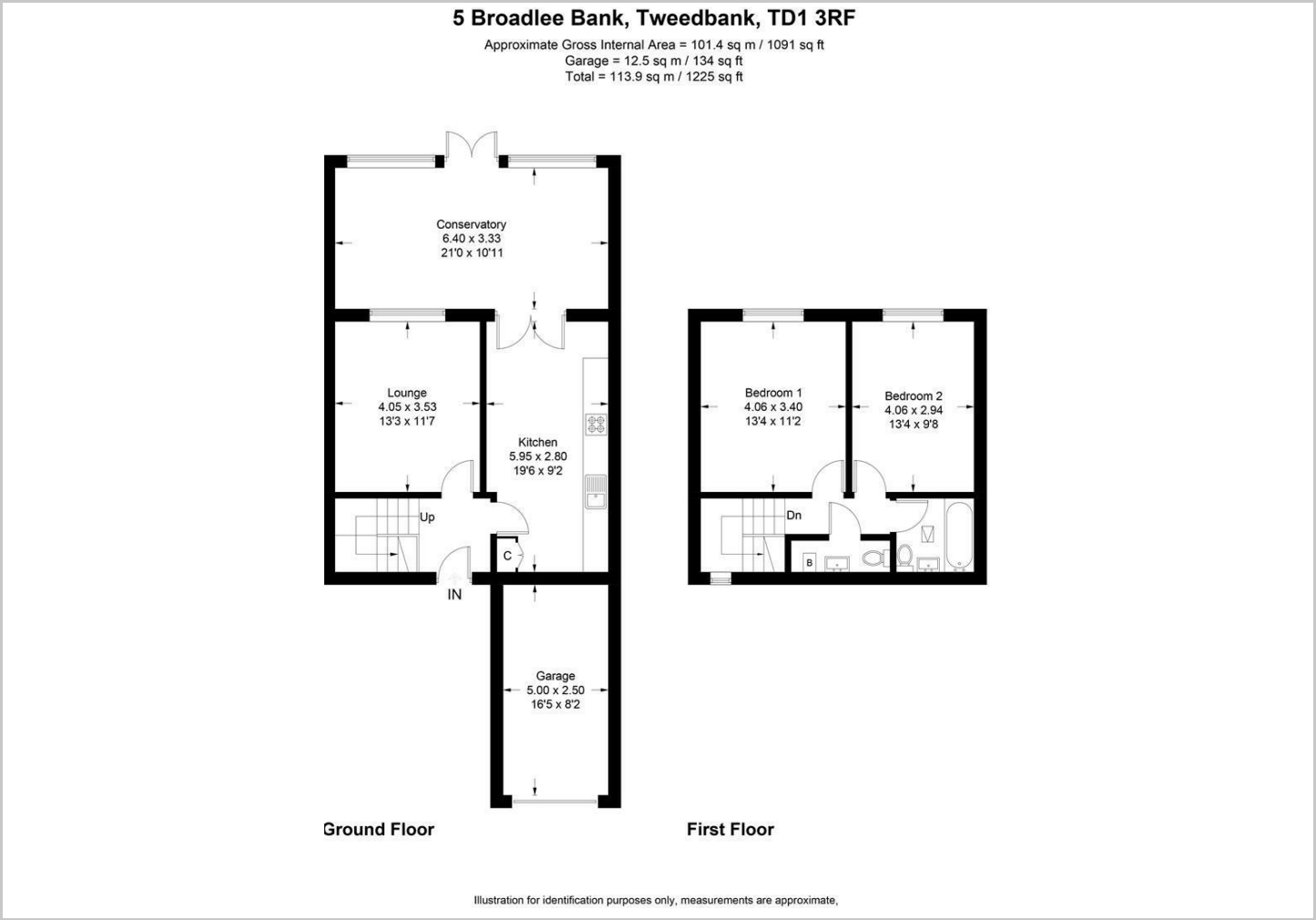
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time





Floor Plans



Viewing

Please contact our 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.

Location Map



Energy Performance Graph

