



7 Little Dan Avenue, Galashiels, TD1 1RH

Offers in the region of £95,000

Located within a popular residential park close to Galashiels town centre, 7 Little Dan Avenue is a well-appointed park home located on a generous plot benefitting prime private gardens and off-street parking. The home is found in immaculate condition throughout and boasting good quality fixtures and fittings.

ACCOMMODATION

- ENTRANCE VESTIBULE - LOUNGE - DINING KITCHEN - 2 DOUBLE BEDROOMS (MASTER EN-SUITE SHOWER ROOM) - BATHROOM -

Internally

The home is accessed via a useful entrance vestibule which follows through to the lounge. The dual aspect lounge is of a good size and benefits from a modern gas fire and vaulted ceiling giving a very spacious and opulent feel to the room. The dining room provides a wonderful additional living space for entertaining with double doors opening into the lounge, for a more open-plan feel. There is also a useful study/dressing room which would make a great space for those wishing to work from home. Built-in storage can be found within the two double bedrooms as well as a large cupboard within the entrance hallway.

Kitchen

The kitchen is fitted with a wide range of modern shaker-style wall and base units with stone effect worktops incorporating a stainless-steel sink. Integrated appliances include electric oven, ceramic hob, stainless-steel extractor and tall fridge freezer. There is an appliance space for a freestanding washing machine.

Bathroom & En-suite

The main bathroom comprises a modern 3-piece suite including close-coupled WC, vanity sink unit and panelled bath. Vinyl flooring and tiled splashbacks complete the look.

The en-suite shower room is fitted with a modern 3-piece suite including close-coupled WC, vanity sink unit and large shower enclosure with mixer shower. Vinyl flooring and tiled splashbacks complete the look.

Externally

The home is situated on a well-proportioned level plot which is largely laid to lawn and incorporates a single glazed greenhouse. Off-street parking can be found to the side laid to mono-block pavements.

Services

The home benefits from all 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 upkeep of the site is in the region of £130 PCM. This is reviewed on an annual basis.

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, furniture and integrated appliances are to be included within the sale.

Viewings

To arrange a viewing please contact us on 01896 808 777 or enquiries@jamesagent.co.uk. Viewing appointments can also be made via our website www.jamesagent.co.uk.

Directions

For those with satellite navigation the Post Code is TD1 1RH.



Floor Plan

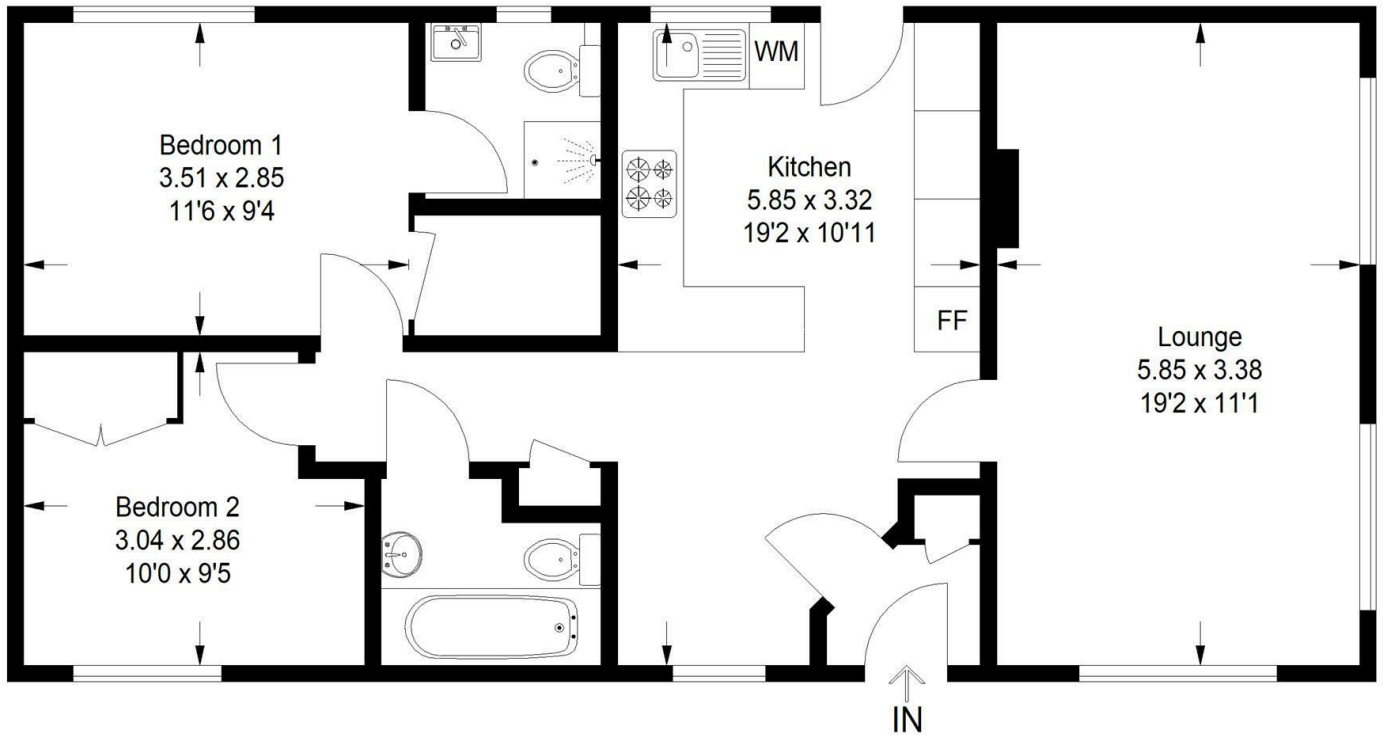


Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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