

16 Balnakiel Terrace,
Galashiels,
TD1 1RW
Fixed Price £109,995

Caesar & Howie
The Central Scotland Law Group



We are pleased to offer to the market this spacious terraced villa situated in a quiet residential development. The property provides flexible living accommodation. The property is located close to ample amenities such as shops, banks, post office, restaurants and Asda superstore. There are doctor and dentist surgeries plus primary and secondary schools. Galashiels provides a wealth of clubs and social societies plus the annual common riding festival. As such the property will make an ideal home.

- Spacious Terraced Villa
- Living Room
- Three Bedrooms
- Gardens Front/Rear
- Double Glazing
- Entrance/Hall
- Dining Kitchen
- Bathroom
- Gas Central Heating
- Residents Parking

Caesar & Howie Solicitors, 108 High Street, Dalkeith, EH22 1HZ
Tel.: 0131 6636222 Fax: 0131 6635200
Website: www.caesar-howie.co.uk Email: em@caesar-howie.co.uk

Entrance/Hall		Is via an UPVC double glazed door with decorative opaque glass panel inserts. The hall gives access to the lower and upper landings and third bedroom. It has laminate flooring and an opaque window to the front.
Bedroom 3	8'11"x7'7" (Widest)	This single bedroom has laminate flooring, one radiator, a window to the front and two single power points.
Upper Landing		Is accessed via stairs with timber balustrade. The stairs have fitted carpets. The landing provides access to the living room and dining kitchen. It has vinyl flooring, a smoke alarm, one radiator, a single power point and a large shelved airing cupboard, which house the combi boiler.
Living Room	13'9"x12'6"	This bright room has windows to the front and rear garden, laminate flooring, two radiators, a digital TV point and a telephone point. There are ample power points.
Dining Kitchen	15'4"x13'9" (Widest)	This modern fitted kitchen has ample wall and base units with co-ordinate worktops incorporating a one and a half sized stainless steel sink/drainer, integral electric grill, gas hob and extractor hood. It has laminate flooring, windows to the rear, two radiators and splashback tiling. Access to the loft space is via a ceiling hatch. There are ample power points.
Lower Landing		Is accessed via stairs, with fitted carpets, from the hall. It in turn provides access to two bedrooms and bathroom. It has vinyl flooring, one radiator, a single power point and large storage cupboard.
Bedroom 1	11'2"x10'5"	Is a good sized room with a window to the rear, a fitted carpet, one radiator and two large built in cupboards. There are ample power points.
Bedroom 2	10'11"x7'0"	Has a window to the rear, one radiator, a fitted carpet and two large built in cupboards. There are ample power points.
Bathroom	7'10"x5'2"	Is fitted with a white three piece suite comprising a WC, wash-hand basin and bath with electric shower. It has tiled flooring, an opaque window to the rear, splashback tiling and one radiator.
Gardens		There are gardens to the front and rear of the property. The front garden is enclosed by a low level wooden picket fence and is accessed via a wooden gate. It is mostly laid to lawn with shrub borders. A paved pathway leads to the front door. There is an external cupboard, which houses the gas/electric meter and fuse box. The rear garden is enclosed by a wooden fence and is access from either the rear of the property or the lane to the rear via a wooden gate. It has panoramic views over the surrounding countryside. It is stepped with areas laid to lawn and areas that are stone chipped. There is a paved patio area and a garden shed.
Parking		There is ample residents parking to the front of the property.
Extras		Included in the sale will be all carpets/floor coverings, curtains/blinds, integral electric oven with grill, gas hob and extractor hood.
Council Band Viewing	Tax	The council tax band for the property is "B".
		Strictly by appointment through the selling agents on 0131 6636222 or e-mail em@caesar-howie.co.uk
Offers		Please submit to:- The Property and Mortgage Centre, Caesar & Howie, 108 High Street, Dalkeith, EH22 1HZ

Whilst the above particulars are believed to be correct they are not warranted and do not form or constitute part of any contract.

Website: www.caesar-howie.co.uk Email: em@caesar-howie.co.uk



This is the property schedule for

16 Balnekeil Terrace, Galashiels.

To enquire about this property please contact

Caesar & Howie (Dalkeith)

on

0845 313 9229

Caesar & Howie (Dalkeith)
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slhomes.com