

22 Honeylees Drive,  
Galashiels,  
TD1 3SD  
Fixed Price £129,995

**Caesar & Howie**  
The Central Scotland Law Group



We are pleased to offer to the market this spacious semi-detached 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 Semi-Detached Villa
- Living Room
- Upper Landing
- Bathroom
- Gas Central Heating
- Garage
- Entrance/Hall
- Dining Kitchen
- Three Bedrooms
- Gardens Front/Rear
- Double Glazing
- Driveway

Caesar & Howie Solicitors, 108 High Street, Dalkeith, EH22 1HZ

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Website: [www.caesar-howie.co.uk](http://www.caesar-howie.co.uk) Email: [em@caesar-howie.co.uk](mailto:em@caesar-howie.co.uk)

Entrance/Hall		Is accessed via a timber framed door with opaque glass panel insert. The hall provides access to the living room and upper landing. It has a fitted carpet, a smoke alarm, one radiator, a double power point and a shelved cupboard.
Living Room	14'4"x13'6"	Is bright and spacious with windows to the front, laminate flooring, one radiator, a digital TV point, a telephone point and a large understairs cupboard. There are ample power points. French doors lead to the dining kitchen.
Dining Kitchen	16'8"x9'1"	Is a modern fitted kitchen with wall and base units with co-ordinate worktops incorporating a one and half sized sink/drainer, integral electric oven with grill, gas hob and extractor hood. It has windows to the rear, laminate flooring, one radiator, an extractor fan, smoke alarm and splashback tiling. There is plumbing for a washing machine and dishwasher. There are ample points. A door leads to the rear garden.
Upper Landing		Is accessed via stairs and in turn provides access to the three bedrooms and bathroom. It has a fitted carpet, a smoke alarm, a single power point and an airing cupboard, which houses the combi boiler.
Bedroom 1	9'11"x9'9"	Is bright and spacious with windows to the rear, a fitted carpet, one radiator, a TV point and built in double mirrored wardrobes. There are ample power points.
Bedroom 2	11'7"x9'11" (Widest)	Is a good size with windows to the front, a fitted carpet, one radiator, a TV point and built in cupboards. There are ample power points.
Bedroom 3	8'10"x8'4"	This single bedroom has windows to the front, a fitted carpet, one radiator, a TV point and built in cupboards. There are ample power points.
Bathroom	6'6"x6'4"	Is fitted with a cream three piece suite comprising a WC, wash-hand basin and bath with mains plumbed shower. It has an opaque window to the rear, laminate flooring, a ladder style radiator, splashback tiling, shaver point and extractor fan.
Gardens		There are gardens to the front and rear, the front garden is open plan and is stone chipped for easy maintenance with shrub borders. There is a paved pathway that leads to the front door. The enclosed rear gardens can be accessed from either the kitchen or via the garage. It is mostly laid to lawn with well stocked shrub borders. There is a garden pond, a paved patio area, raised decking and a garden shed.
Parking		There is a large single garage with up and over door plus power and light. There is a paved driveway that provides off street parking.
Extras		Included in the sale will be all carpets/floor coverings, curtains/blinds, large American style fridge/freezer with drinks dispenser, dishwasher, integral electric oven with grill, gas hob and extractor hood.
Council Band	Tax	The council tax band for the property is "C".
Viewing		Strictly by appointment through the selling agents on 0131 6636222 or e-mail <a href="mailto:em@caesar-howie.co.uk">em@caesar-howie.co.uk</a>
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](http://www.caesar-howie.co.uk) Email: [em@caesar-howie.co.uk](mailto:em@caesar-howie.co.uk)



This is the property schedule for  
**22 Honeylees Drive, Galashiels.**

To enquire about this property please contact

**Caesar & Howie (Dalkeith)**

on

**0845 313 9229**

Caesar & Howie (Dalkeith)  
108 Highstreet  
Dalkeith  
EH22 1 HZ

[slhomes.com](http://slhomes.com)