



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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4 Little Dan Avenue, Galashiels, TD1 1RH

Guide price £125,000

*** DEPOSIT TAKEN ***

Located within a popular residential park close to Galashiels town centre, 4 little Dan Avenue is a very well-appointed park benefitting from modern fixtures & fittings, decking and off-street parking.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE / DINING ROOM - KITCHEN - UTILITY ROOM - 2 DOUBLE BEDROOMS (PRINCIPAL EN-SUITE SHOWER ROOM) - BATHROOM -

Internally

The home is accessed via a useful entrance vestibule which follows through to the dual aspect lounge. The lounge is of a good size with ample room for a dining area and benefits from a modern gas fire and vaulted ceiling giving a very spacious and opulent feel to the room. 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, gas hob, stainless-steel extractor and tall fridge freezer. Adjacent to the kitchen is a very useful utility room which has appliance space for a freestanding washing machine, a stainless steel sink and ample cupboards for additional storage.

Bathroom & En-suite

The main bathroom comprises a modern 3-piece suite including close-coupled WC, vanity sink unit and panelled bath with shower attachment. 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 laid to mono-block pavements and incorporates a garden shed to the side. There is ample space for off-street parking on both sides of the home.

There is ramp access to the rear entrance with a decking area at the top which leads into the utility room.

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 up-keep 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 viewings 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

Little Dan Avenue, Kilknower Park

Approximate Gross Internal Area = 68.4 sq m / 736 sq ft

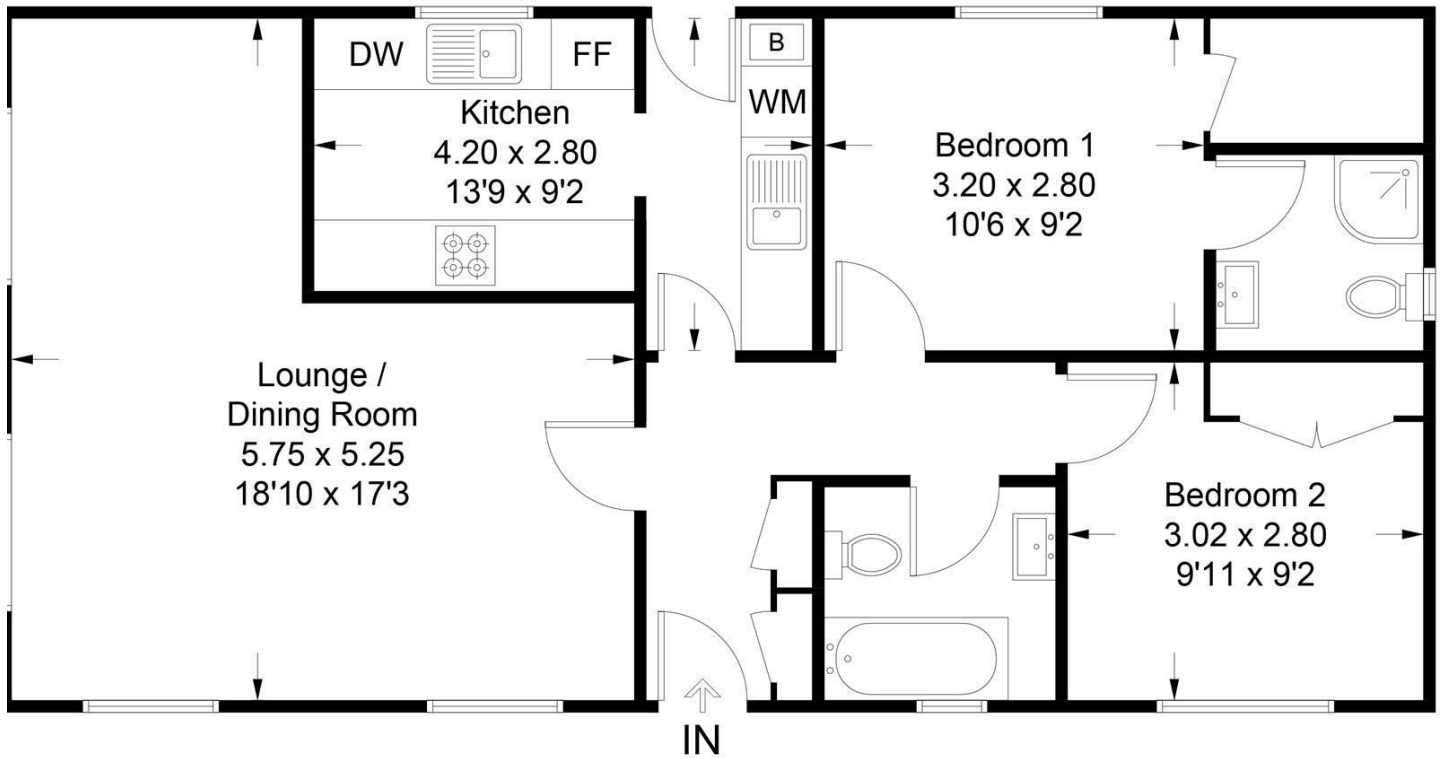
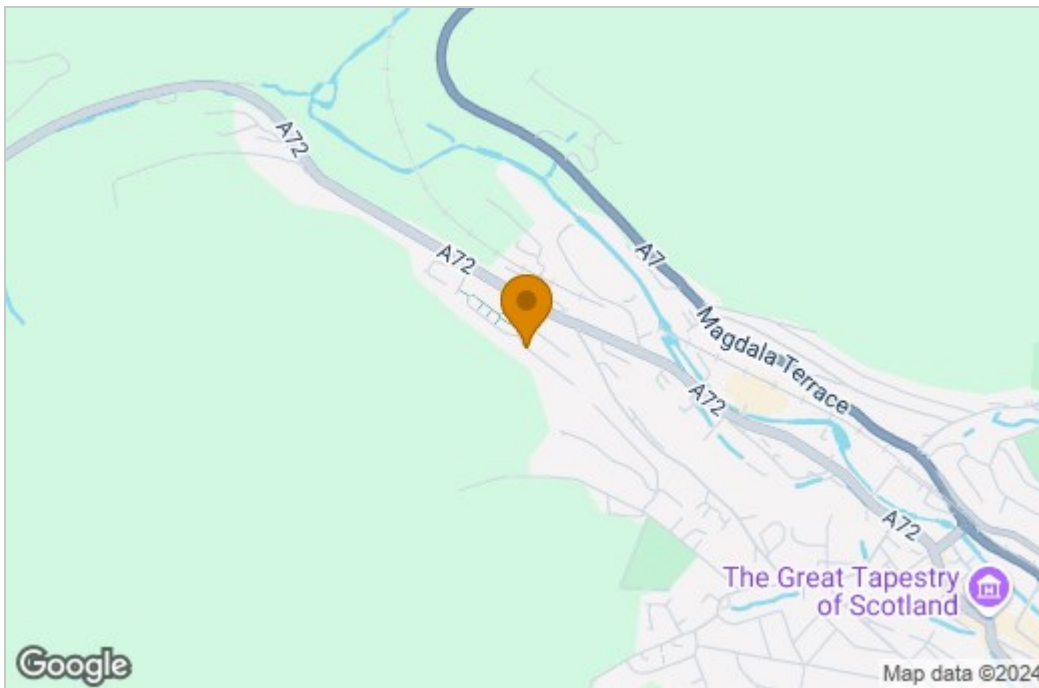
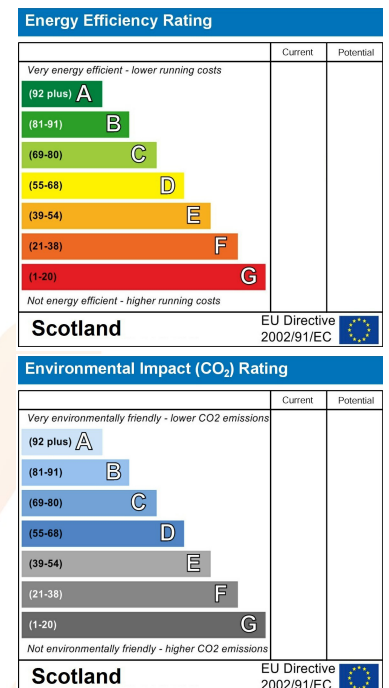


Illustration for identification purposes only, measurements are approximate,

Area Map



Energy Efficiency Graph



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