



42 Glendinning Terrace, Galashiels, TD1 2JW

Guide price £115,000





42 Glendinning Terrace Galashiels, TD1 2JW

- Spacious Maisonette
- Immaculately Presented
- Popular Residential Location
- Double Glazing
- Short Walk to Town Centre
- 3 Bedrooms
- Private Garden
- Wonderful Views
- Excellent Local Amenities
- Commutable to Edinburgh

*** UNEXPECTEDLY BACK ON THE MARKET ***

We are delighted to bring to the market this particularly spacious three bedroom maisonette apartment located in a very popular residential area just a short walk from Galashiels town centre and Transport Interchange. The property is immaculately presented throughout, with modern fixtures and fittings as well as a generous private garden to the rear, and benefits from wonderful views over the town and to the hills beyond.

- HALLWAY - SITTING ROOM - KITCHEN - BATHROOM - 3 BEDROOMS -



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Internally

The property is in excellent decorative order throughout having been upgraded by the current owner, and benefits from all mains services, modern Kitchen and Bathroom fittings, GCH and UPVC double glazing.

Kitchen

The kitchen is fitted with a range of modern wall and base units with wood-effect worktops and a ceramic sink with mixer tap. There is a stainless steel extractor hood, and appliance spaces for a freestanding cooker, washing machine and fridge freezer along.

Bathroom

The large bathrooms fitted with a 4-piece suite including WC, pedestal basin, roll top bath and separate shower cubicle.

Externally

The property benefits from a generous area of private garden to the rear of the property. The garden is terraced with areas of decking, lawn and paving with a handy timber shed.

Services

Mains water, gas, electric and drainage. Gas Central Heating and double glazing.



Location

The property is located a short distance from the centre of Galashiels. A fully comprehensive range of amenities and facilities are readily available nearby including Galawater Retail Park and Galashiels Transport Interchange. The Interchange houses the main Borders railway station providing regular services to and from Edinburgh Waverley Station.

Galashiels is the largest of the Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

Fixtures & Fittings

All fitted carpets, floor coverings, and blinds are to be included within the sale. Some items of furniture may be available by separate negotiation

Council Tax

Council Tax Band A.

Home Report

A copy of the Home Report is available to download from our website.

Viewings

Strictly By Appointment via James Agent.

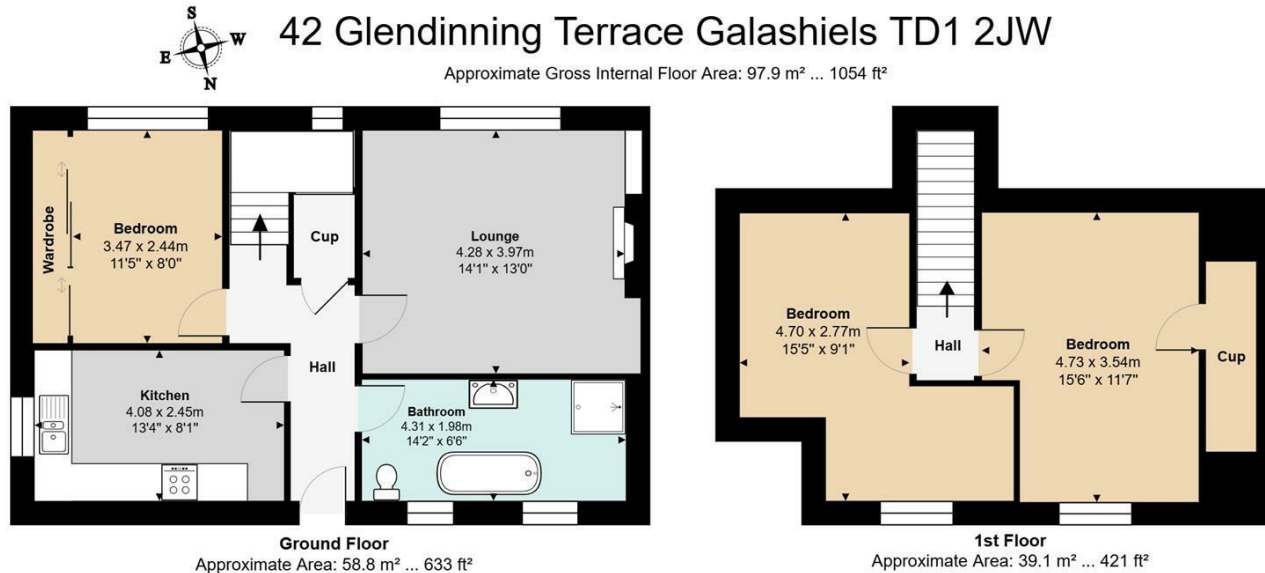
Offers

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

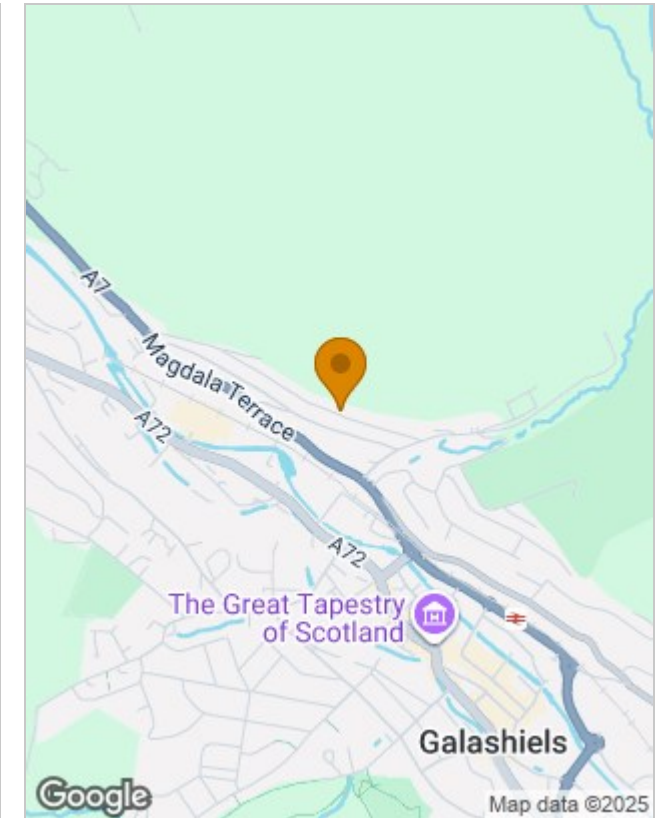


Viewing

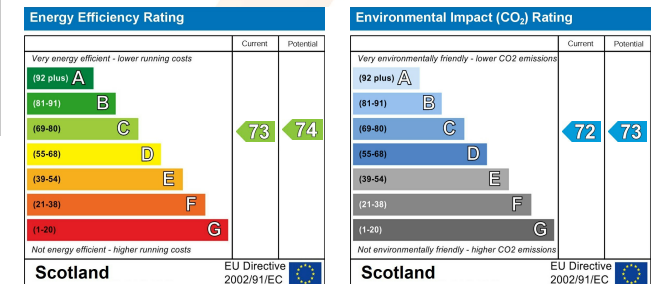
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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



13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB