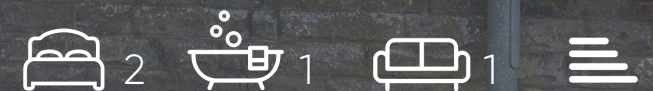




62 Glendinning Terrace, Galashiels, TD1 2JW

Guide price £105,000





62 Glendinning Terrace Galashiels, TD1 2JW

- Spacious Ground Floor Flat
- Private Garden
- Wonderful Views
- Excellent Local Amenities
- Commutable to Edinburgh
- 2 Bedrooms
- Popular Residential Location
- Double Glazing & Gas Central Heating
- Short Walk To Town Centre

We are delighted to bring to market this bright and well-presented two-bedroom ground floor flat, situated within a popular residential area of Galashiels. Offering spacious accommodation throughout, the property benefits from a generous lounge, modern fitted kitchen, contemporary bathroom, excellent storage, and private gardens with a large decked seating area. Ideally suited to first-time buyers or those looking to downsize, the property is conveniently located within easy reach of local amenities, transport links and the town centre.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - BATHROOM - TWO BEDROOMS -



Guide price £105,000



Internally

The property is entered via a welcoming entrance hall, which provides access to all accommodation. Positioned to the front of the property is a bright and generously proportioned lounge, offering an excellent space for both relaxing and entertaining.

The kitchen is located to the rear and is well laid out, providing ample space for everyday cooking and a practical arrangement of units and worktop space. Adjacent to the kitchen is the bathroom, while a useful storage cupboard is situated off the hallway.

The property offers two well-proportioned bedrooms, both enjoying pleasant natural light, with the principal bedroom benefiting from excellent proportions.

Kitchen

The kitchen is fitted with a good range of contemporary wall and base units, complemented by wood-effect laminated worktops and attractive tiled splashbacks. It incorporates a stainless steel sink with mixer tap positioned beneath a window overlooking the garden. Integrated appliances include an electric oven, ceramic hob and extractor hood, while there is space and plumbing for a free-standing washing machine and a freestanding fridge/freezer. Thoughtfully designed to maximise storage and worktop space, the kitchen provides a practical and well-presented space for everyday cooking.



Bathroom

The bathroom is fitted with a modern three-piece suite comprising a WC, vanity wash hand basin with useful built-in storage, and a bath with mains shower over and glazed shower screen. Contemporary full-height tiled walls create a bright, fresh finish, while a chrome heated towel radiator provides added comfort. A frosted window allows for plenty of natural light while maintaining privacy, completing this well-presented and practical bathroom.

Externally

The property enjoys generous private gardens, offering a wonderful outdoor space to relax and enjoy throughout the seasons. To the rear of the property is a spacious timber decked terrace, providing the perfect setting for outdoor dining, entertaining or simply unwinding in the warmer months.

Beyond the decking, the garden is predominantly laid to lawn and is bordered by a variety of mature trees, shrubs and established planting, creating an attractive green backdrop. The generous plot offers ample space for keen gardeners, children to play, or those looking to further enhance the outdoor space to suit their own needs.

Services

All mains services are present including water, electricity, gas and drainage.

Location

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale.

Council Tax

Tax Band A

Home Report

A copy of the Home Report is available to download on 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.

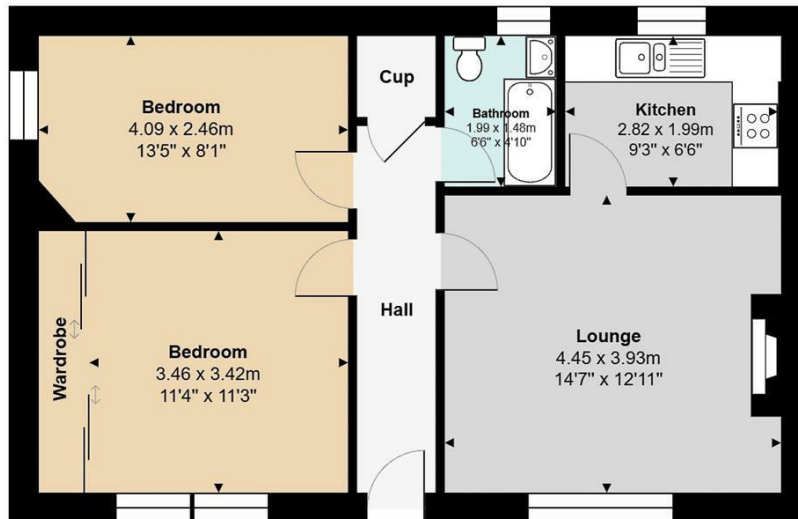




Floor Plans

62 Glendinning Terrace, Galashiels, TD1 2JW

Approximate Gross Internal Floor Area: 58.6 m² ... 631 ft²



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.

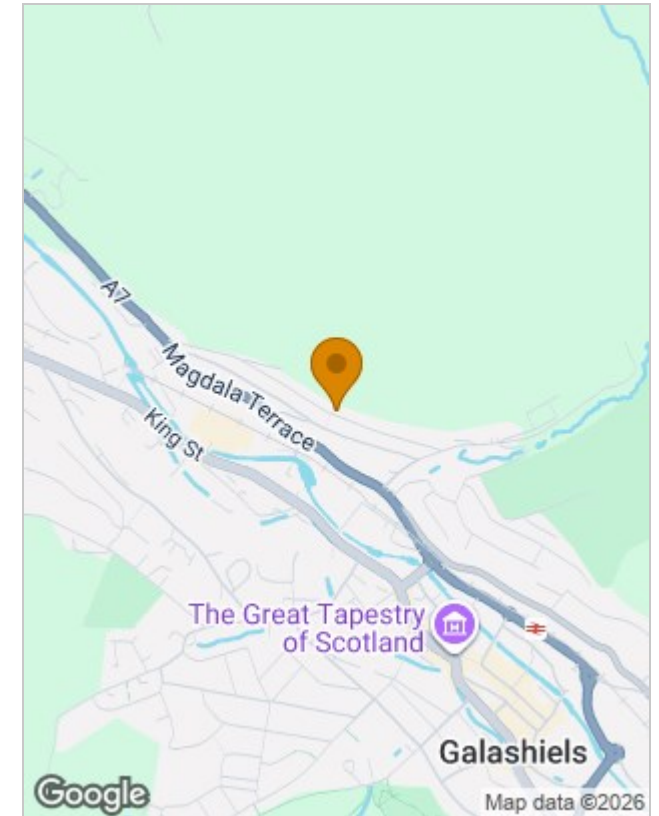


Viewing

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

Scotland EU Directive 2002/91/EC

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB