



88 Glendinning Terrace, Galashiels, TD1 2JW

Guide price £160,000









# 88 Glendinning Terrace Galashiels, TD1 2JW

- 3 Bedroom Semi-Detached House
- Popular Residential Location
- Double Glazing
- Great Downsizing Opportunity
- Short Walk to Town Centre
- Immaculately Presented
- Private Gardens
- Ideal First-Time Buy
- Excellent Local Amenities
- Commutable to Edinburgh

We are delighted to offer this beautifully presented three-bedroom semi-detached house located in a popular, quiet residential location within Galashiels. The property is situated a short distance from a variety of local amenities including local shops, cafes and restaurants with Galashiels town centre within easy walking distance, including the Galashiels Railway Station and Transport Interchange.

## ACCOMMODATION

- ENTRANCE HALL - KITCHEN - SITTING ROOM - CONSERVATORY - HALL LANDING - PRINCIPAL BEDROOM - DRESSING ROOM - 2 FURTHER DOUBLE BEDROOMS - BATHROOM -



Guide price £160,000



### Internally

The property is well presented throughout and offers bright, spacious accommodation over two floors. The ground floor offers a spacious sitting room, well-equipped kitchen and adjoining conservatory/dining space. Also on the ground floor is the first of 3 double bedrooms, which has a fitted wardrobe. Upstairs, the principal bedroom benefits from a spacious dressing room, while the other bedroom has fitted storage. The modern family bathroom is accessed off the hall landing.

### Kitchen

The kitchen is fitted with a range of modern wall and base units with a stainless steel sink. There are appliance spaces for a freestanding fridge freezer and washing machine along with an integrated electric oven and gas hob with extractor hood.

### Bathroom

The modern bathroom is fitted with a 3-piece suite including WC, vanity sink unit and bath with mixer shower and attractive wall tiling.

### Externally

The property benefits from generous garden grounds to the front and rear of the property.

The front garden has a decking area, a mid-level with established shrubs and a tarmaced path leading to the front door with ample room for seating.

The rear garden is set on several levels leading to a large decking area with stunning views over to the countryside, perfect for entertaining/relaxing. Adjacent to the decking is a large garden shed and an area set to lawn.

There is ample on-street parking.



### 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.

### Council Tax

Council Tax Band B.

### Home Report

A copy of the Home Report is available to download from our website or by emailing [enquiries@jamesagent.co.uk](mailto:enquiries@jamesagent.co.uk).

### 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.

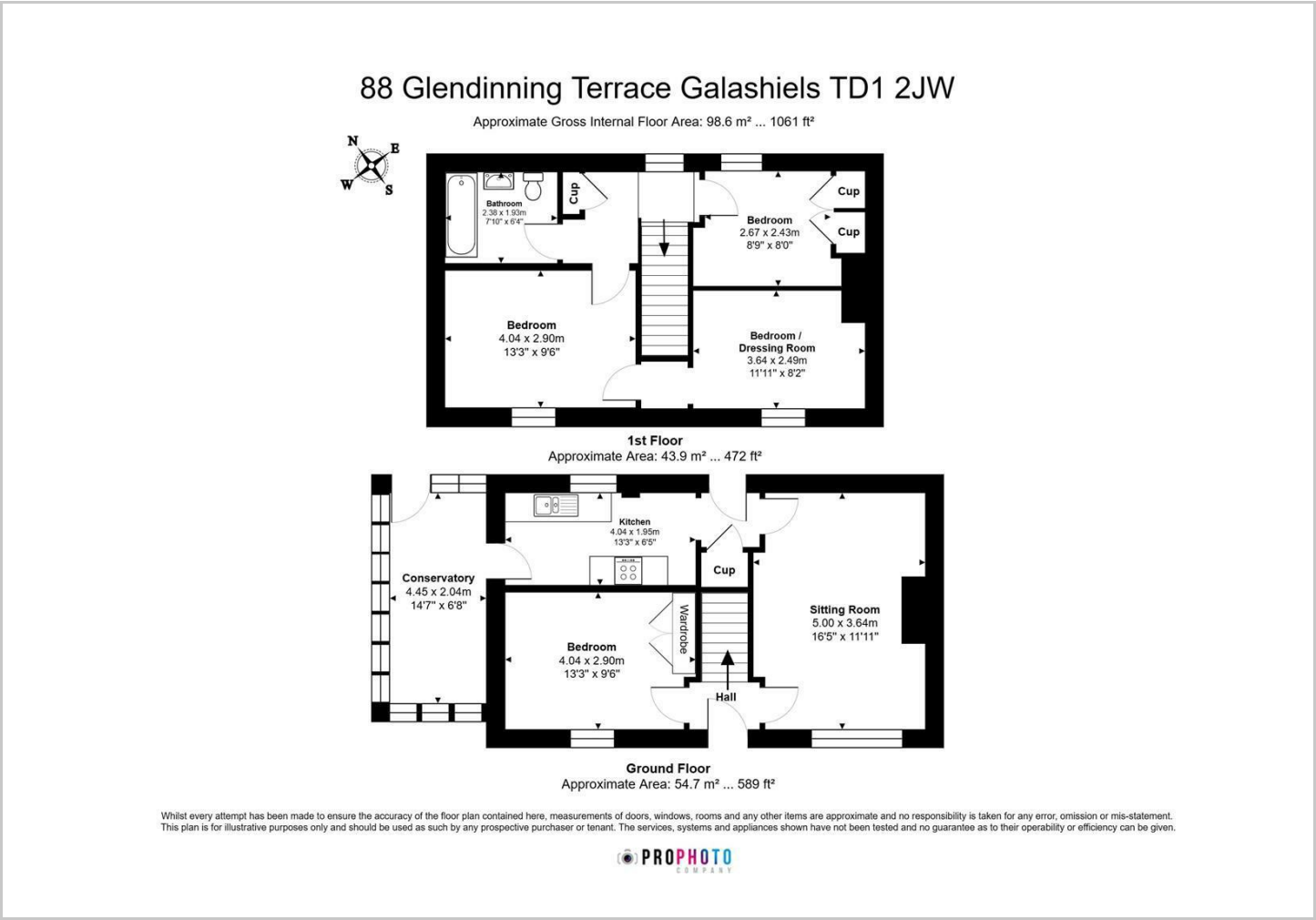








Floor Plans



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.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

