



BANNERMANBURKE

PROPERTIES LIMITED



94 Glendinning Terrace, Galashiels, TD1 2JW

Offers In The Region Of £140,000



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- HALLWAY ■ LIVING ROOM ■ KITCHEN ■ 3 SPACIOUS BEDROOMS ■ BATHROOM ■ PRIVATE GARDEN TO THE REAR ■ AMPLE ON STREET PARKING ■ CLOSE TO PRIMARY SCHOOL ■ STUNNING VIEWS ■ EPC RATING D

Situated in an elevated position, this spacious three bedroom semi detached home enjoys stunning views across the town and surrounding countryside. Ideally located on a quiet residential street, the property is just a short, level walk to the local primary school, making it a perfect choice for families.

To the rear, a large private garden offers excellent outdoor space, and there's ample on street parking to the front. Benefiting from gas central heating and double glazing throughout, 94 Glendinning Terrace offers scope for modernisation and personalisation to suit individual tastes and viewing is recommended to fully appreciate.

The Town

Situated on the Gala Water in rolling Borders Countryside, Galashiels is a bustling town boasting a variety of speciality shops, together with several excellent restaurants in the area offering the very best of Scottish fayre. The town offers an abundance of recreational and sporting facilities, including rugby, football, and golf. With good road links, Galashiels is well placed for commuting to Edinburgh with Galashiels train station direct to Edinburgh Waverley.

Travel

Edinburgh 35 miles, Hawick 18 miles, Selkirk 7 miles, Peebles 18 miles

Situated on the A7 which provides a through-route north to Edinburgh and south to Carlisle and the M6. Rail links are available at Galashiels, Edinburgh, Carlisle and Berwick-UponTweed. The nearest International Airport is located in Edinburgh.

The Property

Accessed via a timber door with glazed panels, the front entrance opens into a welcoming hallway providing access to

the living room, third bedroom, and a carpeted staircase leading to the upper level. The living room is situated at the front of the property and benefits from a large double glazed window that floods the space with natural light. Decorated in neutral tones with laminate flooring, the room is centered around a timber fire surround with gas fire inset and marble hearth, a lovely focal point. A door from the living room leads to a rear hallway, where you'll find a spacious understairs cupboard, access to the rear garden, and the kitchen. The kitchen is a bright, dual aspect space with windows to the rear and side, offering excellent natural light. Ample base and wall mounted units with timber worktops and tiled splashbacks. A stainless steel sink with drainer and dishwasher are also included. The kitchen is finished in neutral tones with terracotta floor tiling that continues seamlessly from the rear hallway. A carpeted staircase leads to a landing with a window that brings natural light into the space and offers views over the rear garden. The master bedroom spans the full length of the property and enjoys dual aspect windows, one to the front with stunning views over the surrounding countryside, and one to the rear overlooking the garden. A good range of built in wardrobes provide shelving and house the Ideal gas boiler. Also located at the front is a second generously sized double bedroom, similarly decorated in neutral tones with carpet flooring. This room enjoys lovely open views and includes a built in wardrobe with an access hatch to the loft space above. To the rear, the well appointed bathroom comprises a four piece suite including a bath, wash hand basin, WC, and a shower enclosure with a thermostatic shower powered by the boiler. Finished in neutral tones, it features shower boarding within the enclosure, a wall mounted heated towel rail, and vinyl flooring. Additional features throughout the property include gas central heating, double glazing, and ceiling light fittings.

Room Sizes

Living Room 3.63 x 5.00

Kitchen 4.04 x 1.95

Bedroom 5.03 x 3.65

Bedroom 4.05 x 2.90

Bedroom 4.05 x 2.90

Bathroom 1.97 x 3.03

Externally

To the front of the property, a low maintenance area is laid with chippings. A paved patio to the side provides gated access to the rear garden, which is arranged over tiered levels to create a variety of seating areas, set amongst mature shrubs and established planting.

At the top tier, a summer house and garden shed are situated and both benefit from power and lighting. A further patio area at this level provides a perfect vantage point to relax and take in the stunning views.

Directions

Traveling south on the A7, take a left onto Glendinning Terrace and follow the road up, the property is on the left.

What3Words///engaging.manicured.seriously

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and dishwasher included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

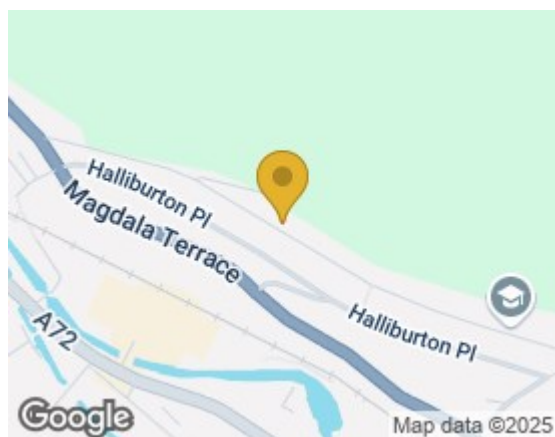
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



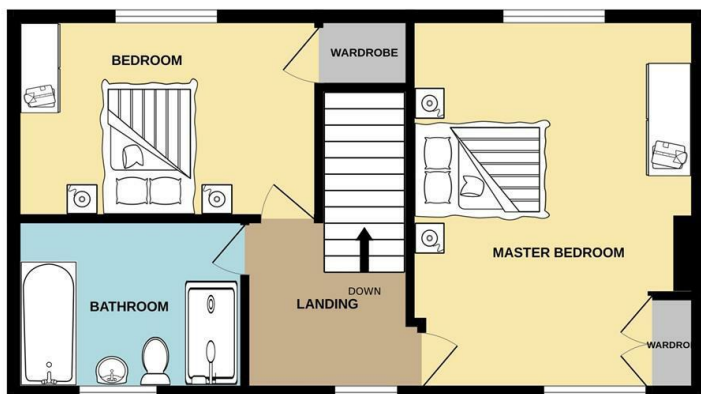
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	75
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	63	76
Scotland	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



94 GLENDINNING TERRACE, GALASHIELS

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