

## 14 GLENDINNING TERRACE, GALASHIELS, TD1 2JW



- HALL
- LOUNGE
- DINING KITCHEN
- 3 DOUBLE BEDROOMS
- BATHROOM
- SEPARATE TOILET
- UTILITY ROOM
- GAS CENTRAL HEATING
- ENCLOSED GARDENS
- UNRESTRICTED ON-STREET PARKING

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# 14 GLENDINNING TERRACE, GALASHIELS, TD1 2JW



## DESCRIPTION

A semi-detached house offering spacious family accommodation on three floors in a popular residential area. It is presented in excellent condition with gas central heating throughout. It is close to the local primary school, and within easy walking distance of Galashiels Academy, town centre shops and amenities, and the Transport Interchange with regular train services to Tweedbank and Edinburgh, and 'bus services to other parts of the Scottish Borders. It has enclosed gardens at the front and rear, and unrestricted on-street parking is available immediately in front of the property.

## ACCOMMODATION

### ENTRANCE & HALL

The front door of the house is approached through the front garden. It opens into the hall off which sit the lounge, dining kitchen, and separate toilet.

### LOUNGE

The lounge is spacious and overlooks the front garden. The window, which enjoys open views over the town to the surrounding countryside, allows in generous amounts of daylight to make it a bright and welcoming room. The focal point in the room is the traditional style brass framed coal effect gas fire. A shelved alcove is adjacent to the window, and a large walk in storage cupboard is accommodated at the back of the room, where a second door leads to the stairs to the upper accommodation.

### DINING KITCHEN

This is a very spacious room extending the whole width of the house. It has modern fixtures and fittings, and windows at the front and back allow in ample daylight to make it a bright and functional work space with the capacity to accommodate a full dining table set. Wood laminate worktops run on two sides of the room with tiled walls, and an integral stainless steel sink and gas hob. Floor and wall mounted units provide ample storage space with an integral dishwasher, fridge-freezer, eye level microwave, and waist level electric grill and oven.

### SEPARATE TOILET

This has a suite of toilet and wash basin. A heated towel frame is also fitted.

## UPSTAIRS

The stairs at the back of the lounge lead to a landing on the middle level of the house, off which sit two double bedrooms, a utility room, a door leading to the back garden, and a large walk-in cupboard with electric light.

A second bright open stairway from the middle landing leads to a landing on the upper floor of the house, off which sit a double bedroom, bathroom, and large built in storage cupboard.

### BEDROOM 1

This bright double room off the middle landing overlooks the front garden with open views over the town to the surrounding countryside. It benefits from a walk-in storage cupboard with electric light and a second full length built in shelved cupboard. The room has the capacity to accommodate free standing bedroom furniture in addition to a double bed.

### BEDROOM 2

This bright double room off the middle landing overlooks the front garden with open views over the town to the surrounding countryside, and benefits from a built in double door wardrobe.

### UTILITY ROOM

This room overlooks the back garden. It is a bright room equipped with electric light and power points.

### BEDROOM 3

This is a generously proportioned room off the upper landing and extends the whole width of the house. It too enjoys open views to the surrounding countryside and benefits from a large built in shelved storage cupboard. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

### BATHROOM

The bathroom is located adjacent to bedroom three. It is a bright spacious room with a modern suite of bath, toilet, wash basin on its own vanity unit, and curved walk-in shower cabinet over which is fitted a Mira electric shower. The walls behind the shower are fully tiled, with the remaining walls being partially tiled. A heated towel frame is fitted adjacent to the door.

## OUTSIDE

An enclosed garden with a mix of paving, grass, and shrubs, is located at the front of the house. A paved and gravelled path leads to a stone stair to the back door of the house, and to the raised back garden which has a mix of grass and shrubs. An outhouse is accommodated under the back stair, and a garden shed is accommodated in the back garden.

## SERVICES

Mains water, drainage and sewage, electricity, gas central heating throughout. Council Tax Band 'C.'

## EXTRAS

All fixtures and fittings are included in the sale. The washing machine in the utility room is also included in the sale, but without guarantee.

## ENTRY

By arrangement with sellers.

## HOME REPORT

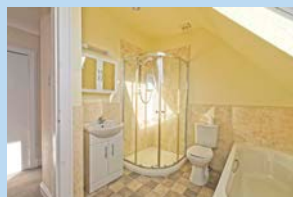
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit [www.onesurvey.org](http://www.onesurvey.org), and follow the instructions.

## CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

## NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



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