

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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31 Glendinning Terrace, Galashiels, TD1 2JR

Guide Price £95,000



Situated towards the outskirts of Galashiels and enjoying an elevated position with views over the town and beyond, this end terraced townhouse style property is in a popular area within walking distance of the nearby primary school. The accommodation, which is arranged over three floors, provides a spacious layout which is flexible and ideal for a family, and is in good order although a degree of modernisation is required but this provides scope to improve to ones own taste through time. The majority of the accommodation is set to the rear ensuring it enjoys good privacy and makes the most of the open outlooks. Outside, there is a good sized garden to the rear whilst parking is available on street.



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Ground Floor
Entrance Hall
WC
Kitchen
Double Bedroom

Lower Floor
Lounge with access out to the garden

First Floor
Two Further Double Bedrooms
Bathroom

Electric Storage Heating
Double Glazing

Garden to Rear



Location

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

G

Viewings

By appointment with the Selling Agent

Council Tax Band

C

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

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Galashiels, TD1 3AF
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Langholm, Tel 013873 80482
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Approximate Gross Internal Area = 98.3 sq m / 1058 sq ft

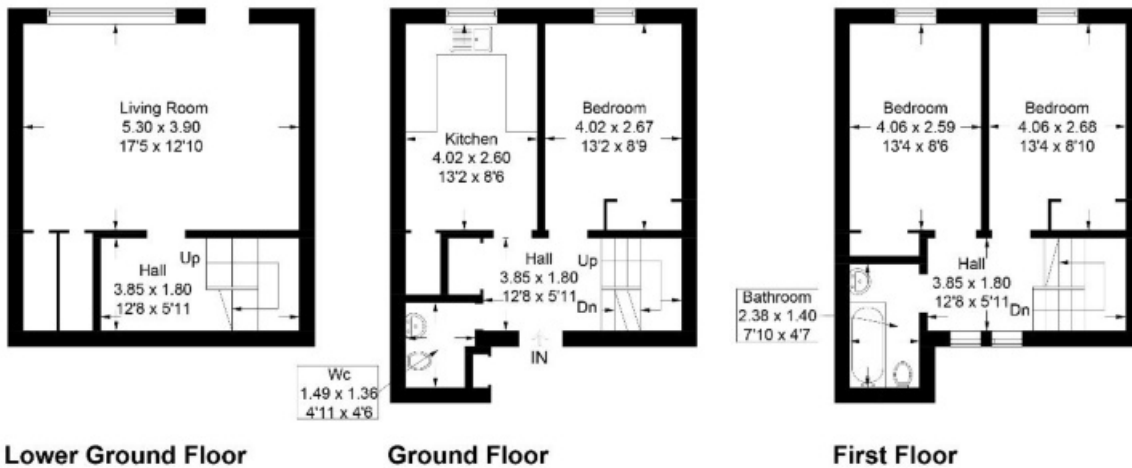


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk/sketch.com © (1D1061439)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.