

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 42 Glenfield Road East, Galashiels, TD1 2UE

**Guide Price £145,000**



\*\*\*PRICE REDUCED, NOW £5K UNDER HOME REPORT VALUE\*\*\*

42 Glenfield Road East is an attractive terraced property located within a popular area of Galashiels, well placed within walking distance of the town centre and transport interchange. It is ideally suited to those who are searching for an affordable and easily managed starter home, benefiting from a well planned layout with the lounge to the rear featuring patio doors to the rear opening out into the garden. The kitchen is also well appointed whilst upstairs there are two good sized double bedrooms and a bathroom. Although some cosmetic upgrading is required, there is tremendous scope to improve the property to ones own taste. There are easily maintained gardens to the front and rear with a drive to the front providing convenient off street parking.



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Ground Floor  
Entrance Hall  
Lounge with patio doors to the rear  
Kitchen

First Floor  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Private Gardens  
Drive



### 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

D

### Viewings

By appointment with the Selling Agent

### Council Tax Band

C

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 758311**

27 Market Street,  
Galashiels, TD1 3AF  
Phone: 01896 758311  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 63.9 sq m / 688 sq ft

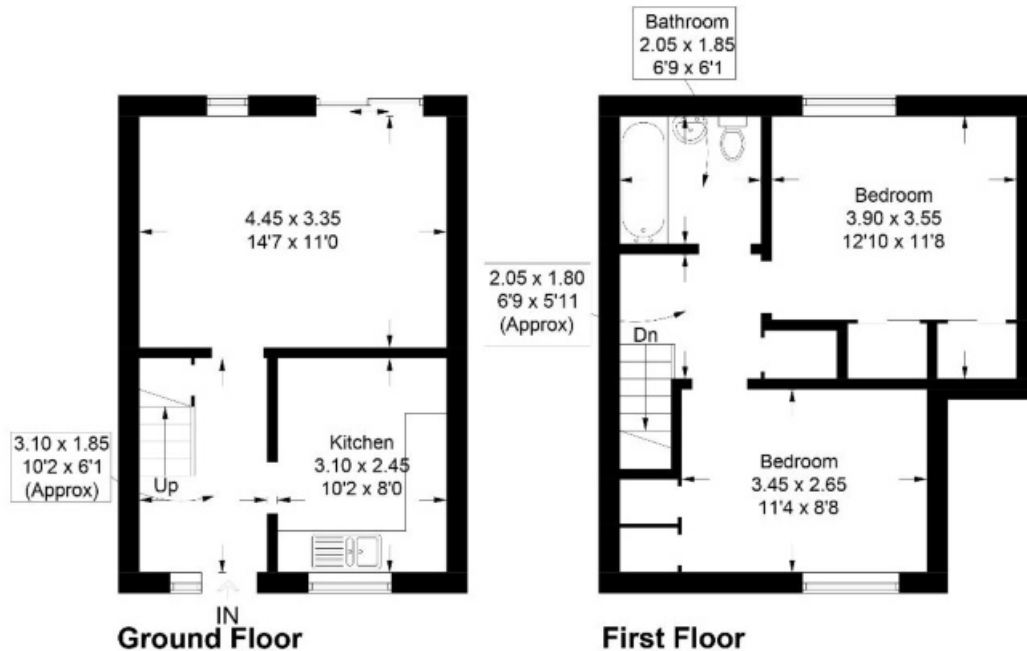


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1023672)

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.