



60 GLENDINNING TERRACE, GALASHIELS, TD1 2JW



- HALL
- LOUNGE
- KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARDEN
- GARAGE
- UNRESTRICTED ON-STREET PARKING

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DESCRIPTION

A ground floor flat in a popular residential area, enjoying an elevated position and open views over the town to the surrounding countryside. Benefiting from gas central heating and double glazing throughout, it is close to the local primary school, and within easy walking distance of town centre shops and amenities, and the Transport Interchange with train services to Edinburgh and Tweedbank.

ACCOMMODATION

ENTRANCE & HALL

The property is approached up a set of stone steps shared with neighbouring properties. A paved path leads to the door which opens into a hall off which sit the lounge, two double bedrooms, the bathroom, and a large walk in storage cupboard with electric light and a window which looks onto the back garden.

LOUNGE

The lounge is a generously proportioned bright and welcoming room overlooking the front of the property, enjoying open views over the town to the surrounding countryside. A large double pane window allows in generous amounts of daylight, and it benefits from a large built in shelved storage cupboard.

KITCHEN

The kitchen overlooks the back garden through a big double pane window. It is a bright functional workspace with laminate covered worktops on three sides of the room. The walls behind the worktops are tiled and generously supplied with electric power points. Ample storage is provided by wall and floor mounted units with an integral gas hob and electric oven, stainless steel sink, and spaces for installing white goods.

BEDROOM 1

This is a spacious double room overlooking the front of the property. It also enjoys open views over the town to the surrounding countryside.

BEDROOM 2

This is a bright double room which overlooks the side of the property.

BATHROOM

The bathroom has a suite of wash basin on its own vanity unit, toilet, and bath over which is fitted a shower fed from the main water supply, and shielded by a folding glass shower screen. The walls behind the bath and shower are fully tiled, the remainder of the walls are partially tiled, and a central heating radiator is fitted in the room.

OUTSIDE

The garden at the front of the property consists of a paved path and border with shrubs. The garden at the back is extensive and consists mainly of grass and shrubs. It accommodates a garden shed and large area of decking with views over the town to the surrounding countryside. Ample unrestricted on-street parking is available immediately outside the property. A detached garage is situated on a private road at the rear of Glendinning Terrace.

SERVICES

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

EXTRAS

All fixtures and fittings are included in the sale. Any electrical appliances and white goods which might be included in the sale are sold without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

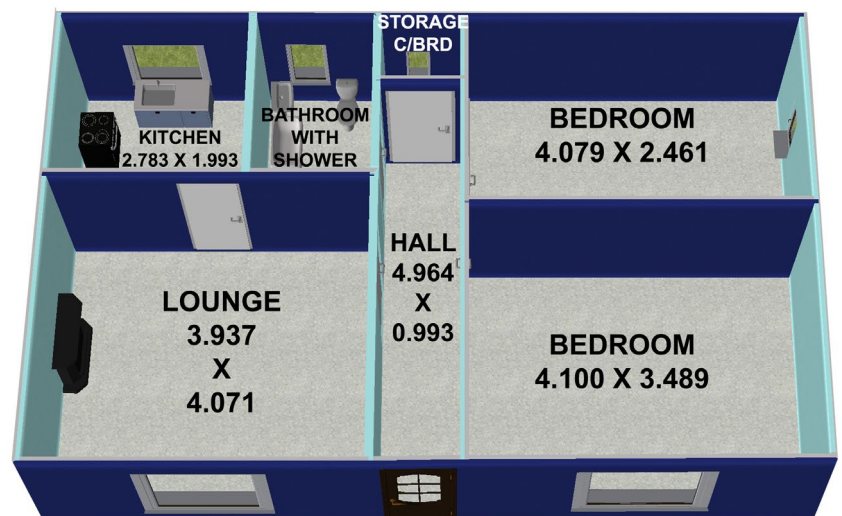
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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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