



4 Glenfield Terrace, Galashiels, TD1 2AS

Offers over £249,950





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- Ideal Family Home
- Modern Fixtures & Fittings
- Off Road Parking and Summerhouse
- Double Glazing
- Southerly Facing Aspect
- 3 Bedrooms
- Large Landscaped Garden
- Modern Gas Central Heating
- Popular Residential Location
- Close to Town Centre and Transport Links

We are delighted to bring to the market this lovely 3 bedroom detached family home located within a much sought-after residential location close to Galashiels town centre. The property boasts many desirable features including modern fixtures & fittings, large landscaped garden, private parking and large garden room. The property further benefits from a fantastic elevated southerly-facing aspect, enjoying views over the surrounding area.

The property is situated close to a variety of local amenities including local supermarkets, Galawater Retail Park, cafes and restaurants. Galashiels town centre is within easy walking distance, including the Railway Station and Transport Interchange. A great range of schooling is available nearby in Galashiels including the well-regarded St Peters Primary School and Galashiels Academy.

- ENTRANCE PORCH - HALLWAY - LOUNGE - KITCHEN - CONSERVATORY - 3 BEDROOMS - BATHROOM - SHOWER ROOM - GARDEN ROOM



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Internally

The property is accessed via a uPVC front door into an entrance porch and then the hallway. The hallway leads to a well-proportioned lounge with a stylish electric fire providing a great focal point for the room. Opposite the lounge is a spacious well equipped kitchen which open up in to the conservatory allowing for an abundance of natural light. Towards the rear of the property are the 3 bedrooms, family bathroom and shower room. At the end of the hallway is a fully glazed back door which floods the hallway with light and allows access out in the gardens.

Kitchen

The spacious well equipped country style kitchen is fitted with an excellent range of units and large breakfasting island with space for a large freestanding range cooker and American fridge freezer. There is also further space for an under worktop dishwasher. Natural wooden worktops complete the look with a traditional farmhouse ceramic sink and stainless steel mixer tap. Large bifolding doors open out in to the adjoining conservatory which is currently being used as a dining room. This creates a lovely open plan space for cooking and entertaining and floods the space with natural light where you can sit and take advantage of the elevated pitch and views of the surrounding countryside.

Bathroom

The Bathroom is fitted with a modern 3-piece suite including WC, vanity basin and bath with mixer shower and tile splashbacks. A chrome towel warmer and stone-effect flooring complete the look.



Externally

The property benefits from a generous plot extending to the front, side and rear of the property. To the front there is an area of lawn and shrub bed laid to planting a bark clippings. To the rear the garden has been terraced over 3 levels and includes a patio area, lawn with mature trees and decorative borders. The garden is a tranquil haven enjoying plentiful sunlight and provides a wonderful outdoor family space. At the foot of the garden is a well proportioned summer house or office space with a gravel space for offroad parking for 1 car accessed through double gates.

Location

The property is located within a very popular residential area where local amenities are readily available nearby, including ASDA, Tesco's and the Galawater Retail Park. More amenities are readily available a short distance away in Galashiels town centre including independent shops, cafes and restaurants as well as the Galashiels Transport Interchange. The Interchange houses the main Borders railway station providing regular services to and from Edinburgh Waverley Station.

Galashiels is the largest of the Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley

Council Tax

Council Tax Band D.

Fixtures & Fittings

All fitted carpets, floor coverings, blinds and integrated appliances are to be included within the sale.

Services

All mains services, gas central heating and double glazing.

Viewings

Strictly By Appointment Only via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website or by contacting our office.

Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.

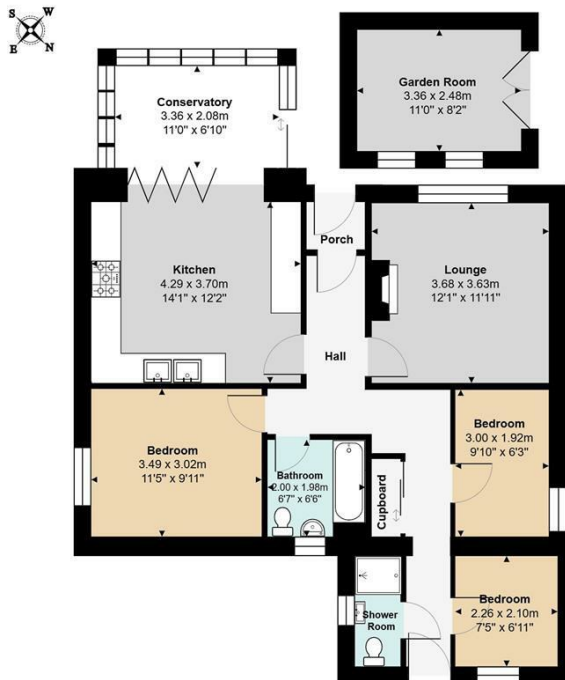




Floor Plans

4 Glenfield Terrace Galashiels TD1 2AR

Approximate Gross Internal Floor Area: 84.4 m² ... 909 ft² (excluding garden room)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

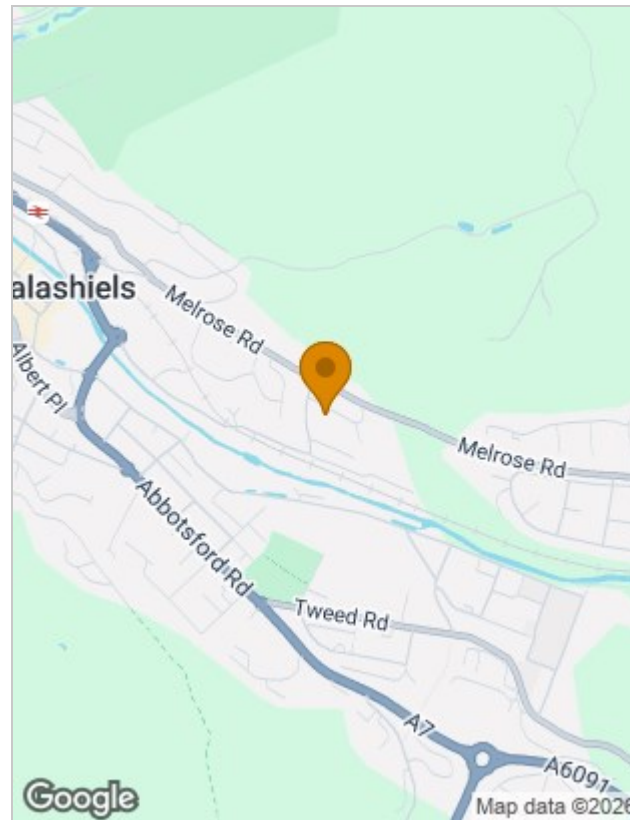


Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating

Rating	Current	Potential
82 plus (A)		
(81-91) (B)		
(69-80) (C)		
(55-68) (D)		
(39-54) (E)		
(21-38) (F)		
(1-20) (G)		
Average	63	74

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
82 plus (A)		
(81-91) (B)		
(69-80) (C)		
(55-68) (D)		
(39-54) (E)		
(21-38) (F)		
(1-20) (G)		
Average	67	75

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

Scotland EU Directive 2002/91/EC

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