



10 Glenfield Road East, Galashiels, TD1 2AN

Guide price £180,000





# 10 Glenfield Road East Galashiels, TD1 2AN

- Ideal Family Home
- Double Glazing
- Large Landscaped Garden
- Popular Residential Location
- 4 Bedrooms
- Gas Central Heating
- Private Driveway
- Close to Town Centre and Transport Links

We are delighted to bring to the market this lovely 4 bedroom semi-detached family home located within a much sought-after residential location close to Galashiels town centre. The property has many desirable features including private driveway and large landscaped gardens.

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 HALL - LOUNGE - KITCHEN - DINING ROOM - SHOWER ROOM - DOWNSTAIRS BEDROOM - HALL LANDING - 3 FURTHER BEDROOMS



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## Internally

The property is accessed via a uPVC front door, opening into a welcoming entrance hallway. On the ground floor, the accommodation includes a well-proportioned, south-facing lounge, where a feature fireplace with a gas fire creates an attractive focal point. A shower room is conveniently positioned to the rear of the property.

The hallway also provides access to a comfortable sitting room, a well-appointed kitchen with a door leading directly to the rear garden, a separate dining room ideal for family meals and entertaining, and a generous ground floor bedroom, offering excellent flexibility for a variety of lifestyles.

A staircase rises to the first-floor landing, where there are three further well-proportioned bedrooms, along with a useful storage cupboard completing the accommodation.

## Kitchen

The kitchen is well appointed with an excellent range of wall and base units, complemented by laminated worktops and tiled splashbacks. It incorporates a single composite sink with a mixer tap and benefits from integrated appliances including a four-burner gas hob and electric oven. There is also dedicated space for a freestanding washing machine and a fridge/freezer, creating a practical and functional space for everyday living.

## Shower Room

The shower room is fitted with a modern suite comprising a WC, vanity unit with inset wash hand basin, and a shower enclosure. The room is finished with laminate splashbacks, tiled flooring, and a heated towel radiator. There is also scope to reconfigure the room to incorporate a bath if desired.



### Externally

The property benefits from a generous plot extending to the front and rear of the property. To the front there is an area laid with stone chips and a variety of shrubs. To the rear there is a paved patio area leading to the rest of the garden which is also laid with stone chips. There is also a raised plant bed, summer house and shed, making this garden easy to manage. There is a tarmac driveway to the front of the property for parking.

### 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, and integrated appliances are to be included within the sale.

### Services

All mains services, gas central heating and UPVC double glazing.

### Viewings

Strictly By Appointment Only via James Agent.

### Home Report

A copy of the Home Report can be downloaded from our website.

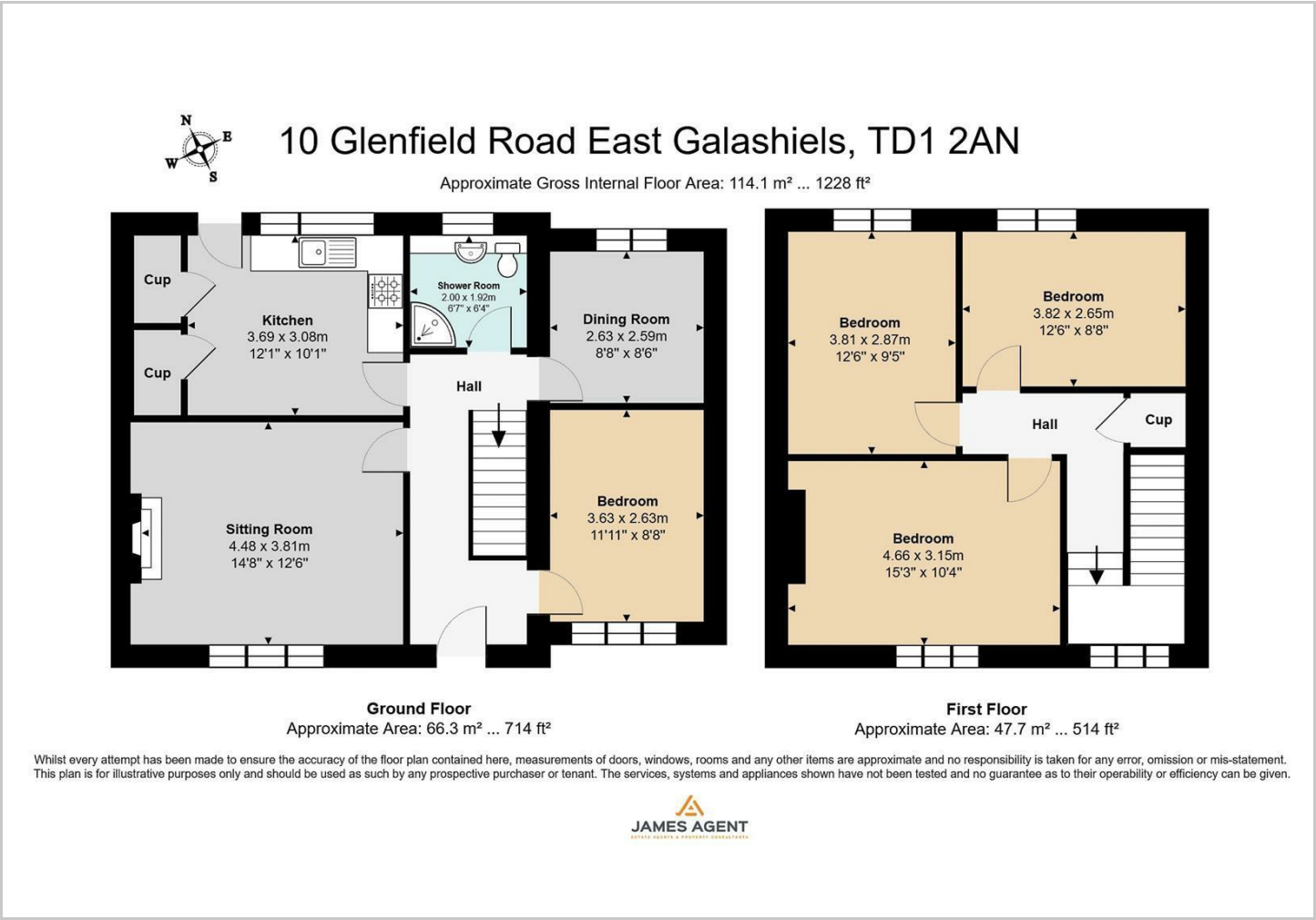
### Offers

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



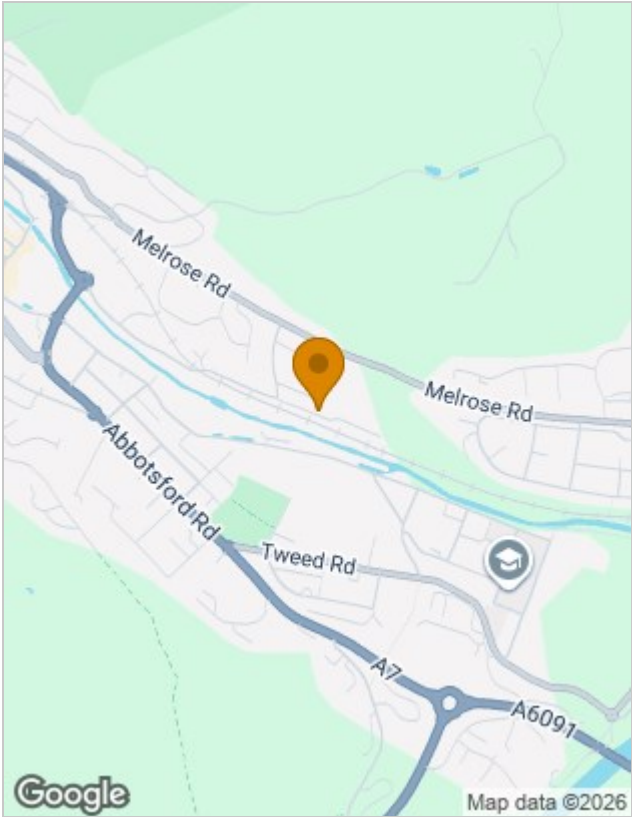
Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

