

# 2 GLENFIELD TERRACE GALASHIELS TD1 2AS

**Edingtons WS**

Solicitors & Estate Agents

## The Property

2 Glenfield Terrace represents a rare opportunity to purchase a delightful detached two-bedroom property set in a quiet, popular residential area of Galashiels within walking distance of Galashiels Town Centre. The property sits in a well maintained terraced garden with parking space and benefits from exceptional views over the town of Galashiels and surrounding countryside. The accommodation comprises Vestibule, hallway, living room, kitchen, utility room, Two double bedrooms and family bathroom. Outside there is a well maintained terraced gardens, patio, garage and parking space.



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#### Accommodation:

##### Entrance Hall

Entering through a solid wooden door and through a small entrance porch with red floor tiles and meter cupboard, you are welcomed in to the main hallway with doors leading off to all the rooms. The hall has cream painted walls and laminate flooring with stained wood doors.

##### Sitting Room

4.21m x 2.77m – A large bright south facing room with amazing views over Galashiels and the surround hills. The room has patio doors leading out to the garden creating an excellent place to sit out and enjoy the garden and views. The room has green carpet, cream walls and has a feature wallpapered wall. There is a wood fire surround with black hearth but the fire is currently blocked off.

##### Kitchen

3.66m x 3.03m – a good sized kitchen with a good range of dark wood floor and wall units with white worktop. There is black and white floor tiles and white and floral tiled splashback. The rest of the room is painted in cream with stained wood doors leading to the utility room and hall. There are Neff 4 ring hob and built in single oven and space for a fridge freezer. There is a large window looking out to the rear of the property.

##### Utility Room

1.91m x 1.86m – just off the kitchen is a small utility area. There is a window out to the rear, worktop and a cupboard that houses the Worcester boiler. There is also space for a washing machine. The room has grey floor tiles and is painted white and a door leads out to the rear garden.

##### Bedroom 1

3.66m x 3.65m – A large south facing double bedroom with window looking out towards the garden. The room has neutral decoration and laminate flooring continued from the hallway.

##### Bedroom 2

3.04m x 3.39m – The second bedroom is also a good sized double bedroom with a window looking out to the side of

the property. The room has bright green walls with white ceiling and woodwork. There is a recessed storage area with cupboard below.

##### Family Bathroom

1.99m x 1.94m – A good sized family bathroom with white suite consisting of toilet, sink and bath with a shower over the bath. The room is fully tiled with cream wall tiles and black and white laminate flooring. A frosted window with white roller blinds looks out to the rear of the property.

##### Garden

The property has a well maintained terraced garden. A gate leads off Glenfield Terrace down a set of steps to the rear door of the property. There is a raised patio area at the rear with poles for a washing line and a useful storage cupboard is also located at the rear of the property. Coming out the front door or patio doors from the sitting room brings you out to a paved patio area with great views looking down over the terraced garden and over Galashiels and surrounding hills. The garden below is mainly set to grass with a winding path leading down to a mono blocked parking area with space for 2 cars. At the bottom is a metal storage unit and a corrugated iron garage. A gate leads out to a grass path giving vehicular access to the parking area. A hedge marks the boundary to one side of the garden and a fence marks the opposite boundary.

##### Location

The property is situated in a quiet residential street located within a desirable area of Galashiels and only a short walk to Galashiels town centre. The Borders town of Galashiels is widely recognised as the central hub of the Borders and one of the most sought after towns within the Borders region and offers an abundance of good retail shopping and excellent recreational and sporting facilities including rugby, football, cricket, golf and a multiscreen cinema. There is ample local schooling including, St Peter's Primary, Galashiels Academy and the town boasts the well reputed Heriot Watt textile college as well as the Borders College Campus for further education. The town also has the Mac Arts Centre and Volunteer Hall that

host a variety of music and drama events throughout the year. The property location has easy access to the A68 and A7 so is an ideal base to easily travel to surrounding Border towns and villages. Edinburgh is readily accessible with the new Borders Railway Waverley Line linking Galashiels to Tweedbank and the centre of Edinburgh in under an hour, making Galashiels a popular choice for commuters. Distances - Galashiels Railway Station 0.6 miles, Melrose 3.5 miles, Edinburgh 37 miles. (All distances are approximate).

##### Extras:

All floor coverings, light fittings and curtains are included in the sale.

##### Services:

Mains-water, gas central heating, drainage and sewage, electricity, telephone connection and tv connections

##### Council Tax Band:

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##### Viewing:

Viewing is by appointment with Selling Agents.

Offers: The property is marketed at offers over £245000



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