

# 120 Glendinning Terrace

Galashiels, Selkirkshire, TD1 2JP

A Spacious 3 Bedroom Townhouse.

For Sale • Offers Over £70,000

Edwin  
Thompson





## BRIEF RESUME

- 3-bed Townhouse
- Stunning Valley Views
- Development Potential
- Bright, Spacious Rooms
- Prime Galashiels Location

## DESCRIPTION

120 Glendinning Terrace is a well-presented three-bedroom townhouse, set across three floors and offering spacious, bright rooms. Boasting spectacular views across the valley to the front and up the hills to the rear, this home combines modern living with stunning natural surroundings. The property has been thoughtfully extended, with a dormer conversion completed in line with planning permission granted in 2006.

## LOCATION

Located in the thriving town of Galashiels, 120 Glendinning Terrace benefits from a peaceful residential setting with convenient access to local amenities. Galashiels offers a broad range of services, including supermarkets, independent shops, cafes, and recreational facilities. For families, the area is served by several good schools, and the Borders College provides further education opportunities. The town also boasts excellent healthcare facilities and a vibrant community atmosphere.

Transport links are excellent, with Galashiels being a key stop on the Borders Railway, offering direct services to Edinburgh in approximately an hour. For drivers, the town's central location allows for easy access to neighbouring towns such as

Melrose, Tweedbank, and Selkirk, each providing their own distinct amenities and attractions. Living in this location strikes a perfect balance between the tranquillity of the countryside and the convenience of nearby urban areas.

For outdoor enthusiasts, the surrounding Scottish Borders countryside offers endless opportunities for exploration, with walking trails, cycling routes, and scenic viewpoints all within easy reach. The River Tweed is nearby for those who enjoy water-based activities, and the rolling hills provide a stunning backdrop for daily life. Whether you're looking for a peaceful retirement, a family home, or a base to enjoy an active lifestyle, Galashiels has much to offer.







## COMMENTARY

This three-bedroom townhouse at 120 Glendinning Terrace presents an excellent opportunity to secure a modern, spacious home in a highly sought-after area. The property is arranged over three floors, offering flexible living accommodation. The ground floor features a large, light-filled living room and a modern, well-equipped kitchen. The first floor hosts a family bathroom and the first of the three bright, spacious bedrooms. On the upper floor, the dormer conversion has created two additional bedrooms and a shower room, making excellent use of the available space.

The dormer conversion was carried out following planning approval granted in 2006, resulting in a beautifully extended top floor with modern finishes. The property requires minimal further work, presenting itself as an attractive proposition for families or those looking for a home that is move-in ready with potential for further personalization. The panoramic views from both the front and rear of the property are a standout feature, allowing residents to enjoy the stunning beauty of the valley and hillsides from the comfort of their home.

Galashiels provides the perfect location for this property, offering both the calm of a rural environment and the benefits of a well-serviced

town. The town's excellent transport links, via the Borders Railway and nearby roads, mean commuting to Edinburgh or exploring the surrounding areas is hassle-free. The vibrant local community, combined with the ease of access to amenities, creates an ideal living environment for families, professionals, or retirees.

This property represents a rare opportunity to acquire a home that blends modern living with a stunning location. The completed dormer conversion adds further appeal, providing additional living space while preserving the character and charm of the townhouse. With its desirable location, minimal required work, and spectacular views, 120 Glendinning Terrace is a fantastic opportunity for those seeking a property in the Scottish Borders.

## ACCOMMODATION

The accommodation currently comprises:

Ground Floor: Entrance hall, living room, kitchen,  
 First Floor: Landing, bedroom, bathroom.  
 Second Floor: Two further bedrooms and shower room.

## SERVICES

All mains services are understood to be available however have been disconnected.

## AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
120 Glendinning Terrace	83	893

*E & o e please note that these measurements have been taken from the EPC register.*

## COUNCIL TAX

Council Tax Band A

## EPC

EPC rating: E46

## VIEWING

By appointment with the sole agents.  
 Edwin Thompson, Chartered Surveyors  
 76 Overhaugh Street  
 Galashiels  
 TD1 1DP

## IMPORTANT NOTICE

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