

LEGAL
HASTIN & S



4 Balnakiel House

Galashiels, TD1 1TQ





Striking an enviable balance between access to town amenities and the peace of a countryside aspect, Balnakiel House is set within well-manicured wrap around lawns and sheltering trees, with the handsome stone built mansion in excellent condition and maintenance.



4 BALNAKIEL HOUSE

Apartment 4 occupies a favourable position; with elevated panoramas across the grounds and town beyond, excellent privacy and an incredibly versatile and spacious layout. The grande entrance extends to a spacious landing with beautiful stained glass window.

The apartment opens to an impressive reception hall, with a choice of public rooms including the wonderful dual aspect living room with open fire, a neighbouring snug which would also make for a great snug or guest room, and a contemporary family friendly entertaining dining kitchen. Conveniently, a double bedroom and the principal bathroom are also set on this level. The upper floor hosts a further apartment in itself! With a super studio style bedroom adaptable as a lounge or work area, bedroom three and a second bathroom. The turret is a quirky feature offering useful storage.

The external grounds are beautifully kept and maintained by a gardener; with sheltering trees ensuring wonderful privacy the plot is enclosed by timber fencing with well-kept wrap around lawn, a gravelled parking area, with pops of colour from perennials throughout. Suiting a range of buyers 4 Balnakiel House makes for a stunning home for a family, an enviable holiday home, or is perfect for those downsizing who still need space to host family and friends.

LOCATION

The vibrant town of Galashiels is centrally located within the Scottish Borders; benefitting an excellent range of amenities, shops, transport facilities and schools. A selection of independent retailers thrive, with the Heartland Artisans Market a monthly highlight, and with larger superstores and national chains also available at the Gala Water retail park. Schooling from nursery to secondary level are all easily accessible, with private schooling at nearby St Mary's in Melrose. The town hosts the well reputed textile college Heriot Watt, as well as a Borders College Campus. The property benefits from easy access to Edinburgh via the A7, and lies within easy distance of the Borders rail connection with the opening of the Waverley Line station and Interchange a short stroll. The town has good road and bus connections to all central Borders towns and is within easy travelling

distance to major employers at Scottish Borders Council and the Borders General Hospital.

ACCOMMODATION

Shared Traditional Vestibule & Reception Hall, Landing, Entrance Hall, Living & Dining Room, Dining Kitchen, Snug, Bedroom, Bathroom, In-Built Storage. First Floor Further Double Bedrooms, Dressing Room, Wardrobes, Shower Room.

HIGHLIGHTS

- Charming Suburb Location
- Pleasant Outlooks & Mature Gardens
- Excellent Condition
- Retained Original Features
- Well Proportioned Accommodation
- Ideal Prospect as Easily Maintained Home
- Swift Road & Rail Links • Range of Amenities in Walking Distance

SERVICES

Mains gas, electricity, water and drainage. Gas central heating, Original sash & casement windows with draught proofing.

ADDITIONAL INFORMATION

All floor and wall coverings, the integrated kitchen appliances and light fittings are included in the sale price. Internal floor space is approx. 199sq m.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Band E

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view

this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £299,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



