



BANNERMANBURKE

PROPERTIES LIMITED



Leader Cottage Nether Blainslie, Galashiels, TD1 2PR

Offers In The Region Of £395,000



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■ HALLWAY ■ 3 PUBLIC ROOMS ■ KITCHEN ■ 6 BEDROOMS ■ 3 BATHROOMS ■ UTILITY ROOM ■ EXPANSIVE ATTIC SPACE ■ DOUBLE GARAGE ■ BEAUTIFUL SOUGHT AFTER LOCATION ■ EPC D

A rare opportunity has arisen to purchase this impressive and generously proportioned detached residence, ideally positioned in the picturesque village of Blainslie, nestled within the stunning rolling countryside of the Scottish Borders. Offering excellent potential for further development to enhance the living accommodation, the property currently comprises three versatile public rooms, six spacious bedrooms, and three well-appointed bathrooms. Additional features include a double garage and a large driveway providing ample off-street parking for several vehicles. This superb family home perfectly blends tranquil rural living with convenient access to nearby towns and Edinburgh, making it an ideal choice for those seeking a country lifestyle without compromising on connectivity.

The Village

Blainslie, situated in the Scottish Borders, is located 3 miles south of Lauder. This beautiful village offers a quiet and rural lifestyle, just a short drive to several Border towns including Earlston, Galashiels with the city of Edinburgh also within commuting distance. Blainslie is home to the A-Listed Steading, the former family home of sculptor and furniture maker Tim Stead and is also associated with the first community woodland in the region, Wooplaw.

Galashiels Distances

Situated just off the A68 with a through route to Edinburgh 32 miles away and Lauder 3 miles, Earlston 4 miles, Melrose 9 miles and Galashiels 13 miles. Rail links are available at Galashiels, Stow, and Edinburgh. The nearest International Airport is located in Edinburgh.

The Property

The property is entered into a spacious hallway where a good size cupboard offers storage. Stairs lead to both the upper and lower levels of the home and a door provides access to the well-appointed kitchen, which benefits from a large side-facing window that fills the space with natural light. The kitchen is fitted with a comprehensive range of base and wall units, as well as an island unit housing a gas hob with extractor above. Stainless steel sink with drainer, integrated double oven, fridge freezer and space and plumbing for washing machine. A bank of units separates the kitchen from the dining space and features a distinctive built-in fish tank which is a unique detail. Accessible from the rear of the

kitchen, is the utility room which is a practical space with doors leading out to the garden, to the large storage room, and internally to the double garage. Three steps lead down from the kitchen into the dining room, which comfortably accommodates a dining table and chairs. A side-facing window allows for ample natural light, and double doors open into the generously sized sitting room, positioned at the rear of the property and overlooking the garden. This inviting living space enjoys abundant natural light through a large window and double doors that open out to the garden. A log-burning stove set as a focal point, adds warmth and charm, and a further set of double doors leads back to the main hallway. From here, access is provided to four well-proportioned bedrooms and the family bathroom. All bedrooms are tastefully decorated in neutral tones, featuring laminate flooring, central heating radiators, and ceiling light fittings. Two bedrooms include built-in wardrobes, and one benefits from a partially renovated ensuite shower room. Stairs rise to the impressive upper level, which boasts a substantial central living area flanked by two sizeable bedrooms. A log burning stove set on a slate hearth provides a central focal point, and windows offer views over the garden. One of the bedrooms includes a ensuite WC with wash hand basin and bidet. Also on this level is an exceptionally spacious attic, offering extensive storage with the potential for conversion into a stunning master suite, games room, or additional accommodation (subject to relevant permissions). This exceptional property presents a rare opportunity to acquire a home with generous living space and significant potential. Early viewing is highly recommended to avoid disappointment.

Room Sizes

Hallway 5.9 x 2.32
Kitchen 3.34 x 3.67
Utility 2.05 x 2.62
Dining Room 3.55 x 3.41
Sitting room 3.64 x 6.32
Master 5.12 x 3.66
Bedroom 3.66 x 2.93
Bedroom 2.15 x 3.48
Ensuite 1.77 x 2.0
Upper Level
Living Room 6.93 x 5.0
Bedroom 3.19 x 4.97
Bedroom 3.40 x 4.98
Attic Space 10.4 x 4.21

Externally

The property is set within generous and mature garden grounds, predominantly laid to lawn and offering a high degree of privacy and tranquillity. A private driveway to the front provides extensive off-street parking, while the addition of a double garage further enhances the practicality and appeal of this exceptional home.

Directions

From Earlston, head north on the A68 and take the left turn signposted for Blainslie. At the junction, turn right, then take the next left at the phone box library. Continue through the village, and the property is situated at the top of the road, just before the sawmill.

What3words///replaying.milder.groups

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale.

Services

Mains drainage, water, electricity and oil. This property is sold as seen and no guarantees will be given.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		75
(81-91) B		
(69-80) C		56
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC



LEADER COTTAGE, NETHER BLAINSLIE

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