



Roxburgh House, Melrose Road, Galashiels, TD1 2AY

Offers over £545,000









# Roxburgh House, Melrose Road

Galashiels, TD1 2AY

- Substantial Detached Family Home
- 4 Public Rooms
- Large Private Garden
- Excellent Local Amenities
- 5 Bedrooms
- Rarely available location
- Private Driveway with Ample Parking
- Commutable to Edinburgh

We are delighted to bring to the market this substantial Victorian detached family home set in an elevated position within a highly sought-after area of Galashiels with wonderful views over the town to the hills beyond. The property offers bright, versatile accommodation over three levels, with a generous private garden and ample parking, all just a short distance from the many amenities that Galashiels has to offer.

## ACCOMMODATION

- ENTRANCE PORCH - HALL - LOUNGE - DINING ROOM - DRAWING ROOM - KITCHEN - UTILITY - STUDY - OFFICE - FIVE BEDROOMS - SHOWER ROOM - BATHROOM - PLAY ROOM -



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## Internally

Roxburgh House offers immaculately presented accommodation over three floors. The ground floor offers a free-flowing suite of public rooms which could suit variety of purposes. The kitchen is to the rear of the property and can also be accessed through the back porch. Also to the rear is an office that could also serve as a ground floor bedroom if required. Upstairs, the landing leads you to 4 bedrooms, family bathroom and additional shower room. The Second floor has an additional bedroom, play room and attic storage.

## Kitchen

The spacious kitchen has space for a table and free standing fridge. There is a range of shaker style wall and base units with quartz worktops offering ample preparation space. The kitchen is equipped with every modern convenience including built-in appliances such as the electric double oven, gas hob with built in extractor fan, dishwasher and stainless steel sink with mixer tap.

## Bathroom

The Family Bathroom is fitted with a 3 piece suite including a WC, pedestal sink and bath with tiled splashbacks. The shower room is also fitted with a three piece suite, which includes a WC, vanity sink and large shower enclosure.

There is a handy downstairs WC located off the hallway.





### Externally

The large, mature garden grounds have been beautifully landscaped to create a tranquil space for relaxing or entertaining. The garden is primarily laid to lawn, with a spacious patio, paved paths, mature shrubs and specimen trees. The charming summerhouse is set on a turntable, allowing it to follow the sun as it crosses the sky.

### Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included within the sale.

### Services

All mains services are present. Gas Central Heating

### Location

The property is located within the popular town of Galashiels, with direct road links to the A7 and A68 Trunk Roads, and just a 10 minute walk from the train station, offering a journey time to central Edinburgh of less than an hour. There are regular bus services which run daily with bus stops located close to the property on Melrose Road. Galashiels is one of the largest Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. The town was voted as one of the happiest places to live in Scotland 2022. 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. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley

### Council Tax Band

Council Tax Band G

### Home Report

A copy of the Home Report can be downloaded from our website or by emailing [enquiries@jamesagent.co.uk](mailto:enquiries@jamesagent.co.uk)

### Viewings

Strictly by Appointment Only via James Agent

### Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.









Floor Plans



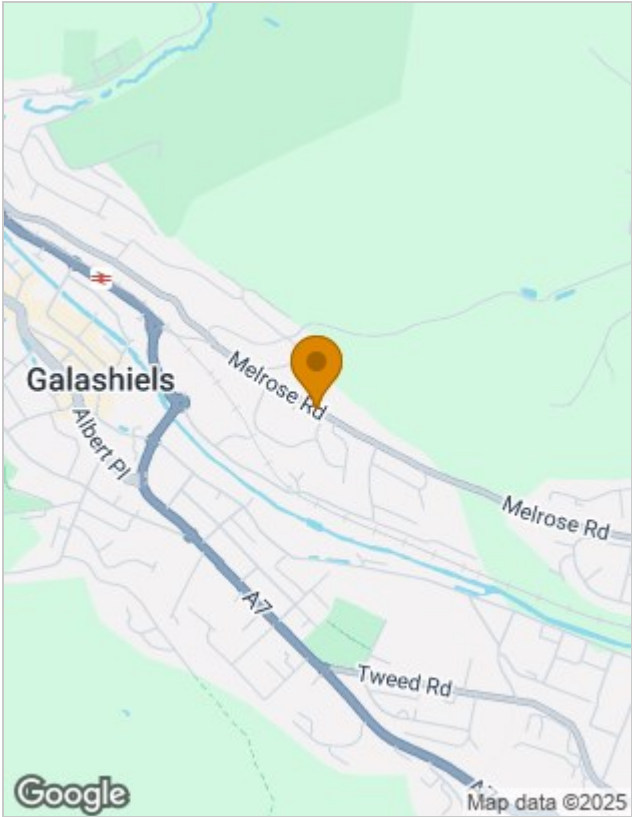
Viewing

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.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

