

Monorene Guest House

Stirling Street, Galashiels, Scottish Borders TD1 1BY

Edwin
Thompson



Monorene Guest House

Stirling Street, Galashiels, Selkirkshire, Scottish Borders TD1 1BY

Melrose 5 miles

Kelso 17 miles

Jedburgh 18 miles

Edinburgh 35 miles

Newcastle-upon-Tyne 74 miles

An imposing detached house currently trading as a Bed & Breakfast, set in an advantageous position on Stirling Street, ideal for a B&B, close to the Transport Interchange. The property sits within grounds extending to approx. 253 m2. The Bed & Breakfast provides an opportunity to build a successful lifestyle business.

A large detached house with 2 reception rooms, 7 Bedrooms, 5 bathrooms/ shower rooms.

Private and secure front and rear patio areas suitable for pets and children.

Terraced tarmacadam parking bay for several cars.

Spacious kitchen and utility areas along with laundry/ utility room.

Located in a commanding position looking out over the town and hills beyond.

Scope for increasing and developing the business further.

Option to purchase as a going concern.

For Sale by Private Treaty

Situation

Situated in the heart of the Scottish Borders, the flourishing town of Galashiels undoubtedly offers the most extensive range of amenities in the area, with an excellent variety of shops, supermarkets, pre-school, primary and secondary schooling, and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus has a thriving student community, and there is a good selection of restaurants and bars in the town and surrounding area. Galashiels is easily commutable to Edinburgh via the A7 or A68 trunk roads, and airports are located at Edinburgh and Newcastle. The east coast main line runs from Berwick Upon Tweed, and The Borders Railway which opened in September 2015 provides a direct service to Edinburgh in approximately 1 hour from Galashiels and nearby Tweedbank.

On a broader note, the Scottish Borders region offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns. Leave the congestion and overpricing behind and discover for yourself what a fantastic place the Borders is to live, work and play. Home to world class activities and attractions, it's no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast. The area is also known for its spectacular Common Ridings, when whole communities come together to celebrate each town's individual heritage and to cheer on hundreds of horses and riders every summer. The Borders is also a heartland of rugby in Scotland, with the names of our local towns being synonymous with the game and of course Melrose being the original home of rugby sevens. From our historic towns to rural villages, wherever you go you will be struck by the warmth of the welcome in our communities and the real pride people have in living in this wonderful part of the world. With good transport links, an excellent education system and stunning countryside, we encourage purchasers from outwith the area that a move to the Scottish Borders really could be the best move of their lives



Description

Monorene is a large, detached property situated on Stirling Street close to the Transport Interchange looking towards the Town Centre currently being run as a successful Bed and Breakfast and believed to be constructed in the 1800's. The property is of traditional stone construction under a roof clad in slate. The property has been extended to the north corner providing extra living accommodation. The extension is of cavity construction with rendered elevations and flat roof with felt coverings. The town centre elevations conceal a well-maintained patio and parking area to the rear with the parking being accessed from the A7 Ladhope Vale which runs parallel to Lawyers Brae. There is a newly laid patio area to the front behind a traditional wrought iron fence and sandstone wall.

Internally, the accommodation benefits from generous proportions and recent modernisation of en-suite facilities to bedrooms and recent renovation work to the kitchen area. Most bedrooms are en-suite with

shower facilities. The property is set up to allow private and separate owners accommodation. The ground floor offers potential to re-configure the accommodation opening up a wider range of possibilities which may include additional living/ guest house accommodation or returning the property to a solely residential dwelling.

Accommodation

Ground Floor: Entrance vestibule, entrance hallway, dining/breakfast room, guest living room, kitchen, utility room, rear hallway/ office area, bedroom with en-suite.

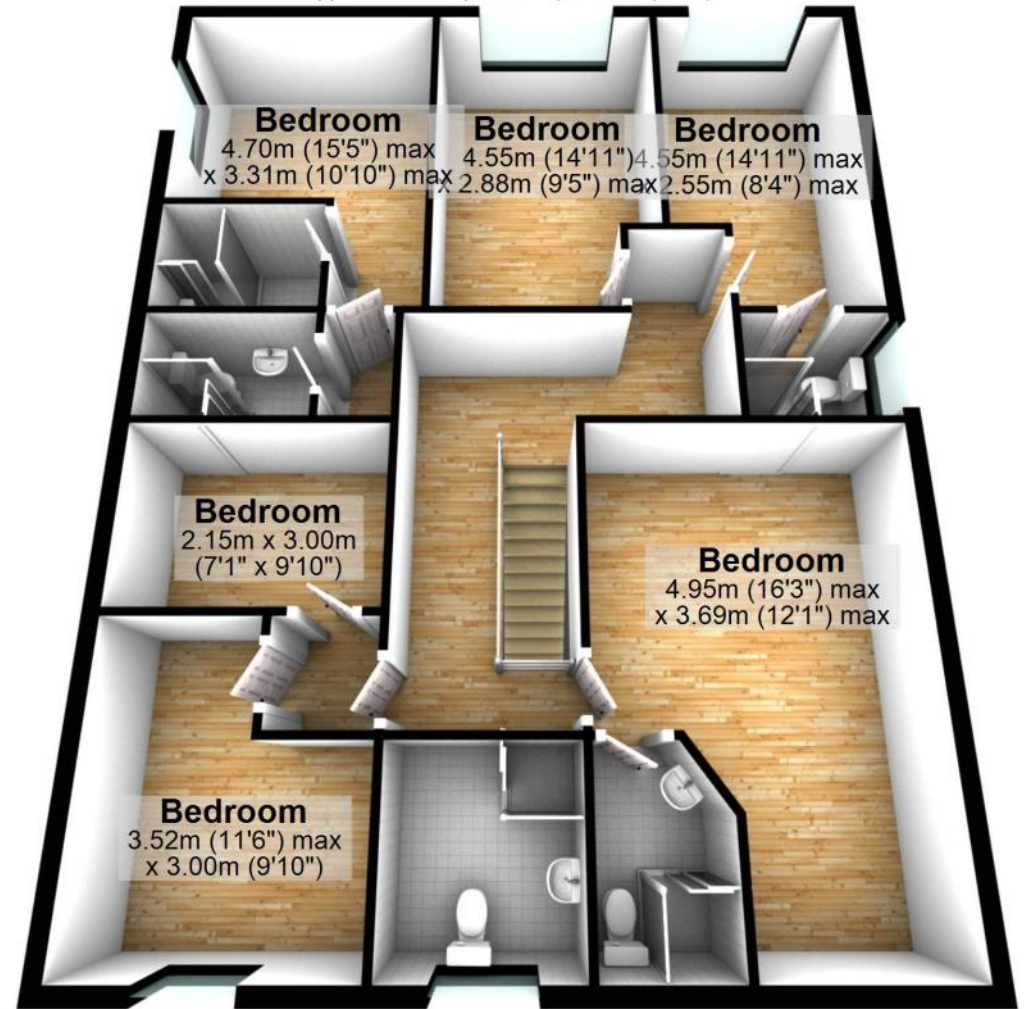
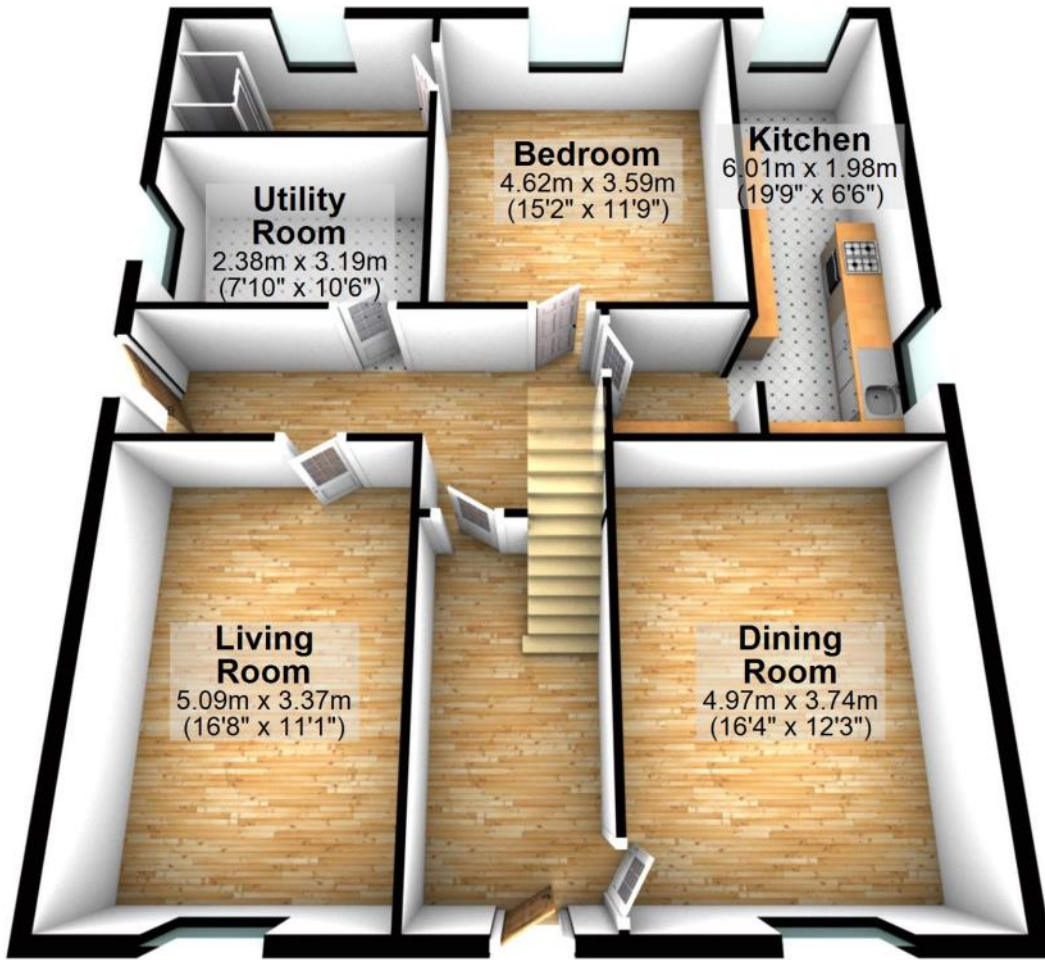
First floor: Split level landing with 3 bedrooms to the front and 2 en-suites. To the east wing there are 3 bedrooms with 1 en-suite. To the west wing there is an en-suite bedroom and a shared shower room.

Gardens:

Well maintained gardens front and rear both low maintenance secure patio areas. Off street parking for several cars to the rear.







Total area: approx. 208.8 sq. metres (2247.5 sq. feet)



Satellite Navigation

For those with Satellite Navigation the Post Code for Monorene is TD1 1BY

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale will be included in the sale price.

Services:

Mains water , gas, electricity and drainage.

Local Authority

Scottish Borders Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel 01835 824000.

Council Tax: Monorene owners accommodation is assessed to Council Tax Band A and the Guesthouse accommodation is apportioned to £4,100 effective from 1st April 2017.

Rights, Easements & Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The property is sold subject to the rights of public access under The Land Reform (Scotland) Act 2003. The Purchasers will be held to have satisfied themselves on all such matters.

Statutory Designations

There are no known special landscape designations, scheduled monuments, listings or other prejudicial notifications affecting the property. There are not understood to be any Environmental Schemes in place.

Method of Sale

The property is offered for sale with Vacant Possession by Private Treaty. Entry as agreed between the parties.

Offers

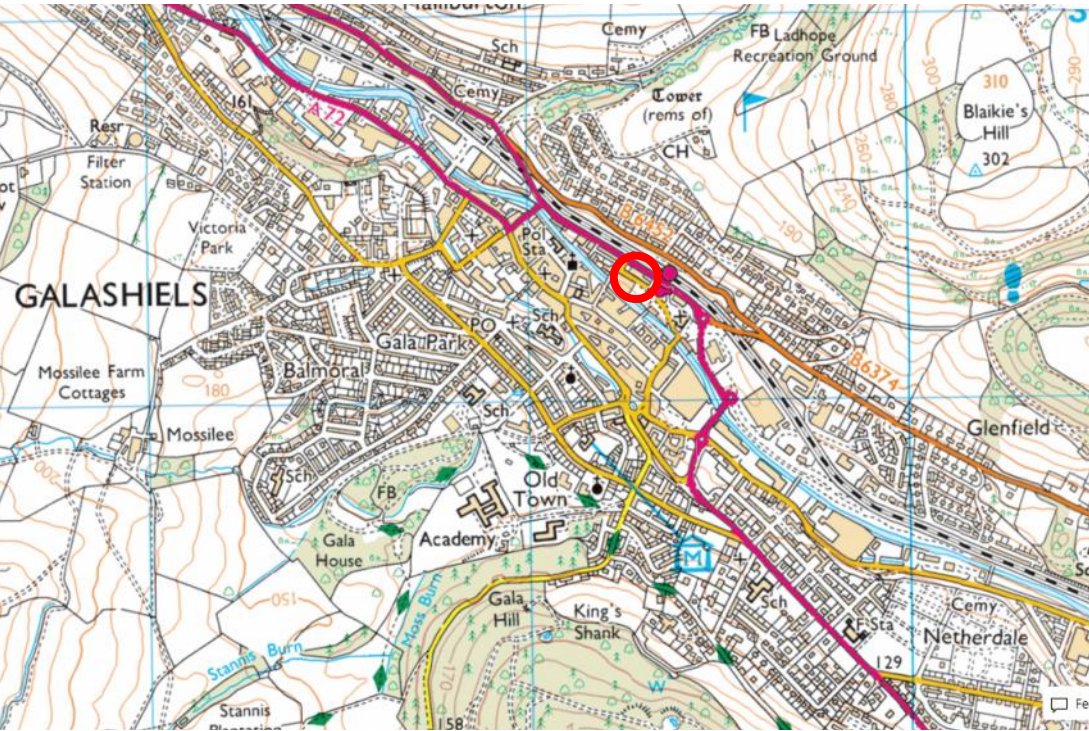
Offers in Scottish Legal Form should be submitted to the Selling Agents.

A closing date for offers may be fixed and interested parties are advised to register their interest with the Selling Agents. The Vendors shall not be bound to accept the highest or indeed any offer.

Viewing

Strictly by appointment with Edwin Thompson the sole selling agent





76 Overhaugh Street
Galashiels
Selkirkshire
TD1 1DP

T: 01896 751300
F: 01896 758883
E: galashiels@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin
Thompson



Berwick upon Tweed
Carlisle
Galashiels
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.