



PANKALAN

Boleside, Galashiels, Scottish Borders



PANKALAN

BOLESIDE, GALASHIELS, SCOTTISH BORDERS, TD1 3NX

Galashiels 2.5 miles Melrose 4 miles Edinburgh 38 miles
(Distances approximate)

A BEAUTIFULLY POSITIONED FAMILY HOUSE, HIGH ABOVE THE RIVER TWEED, WITH AMAZING VIEWS ALONG THE RIVER TO THE SOUTH OVER FABULOUS BORDERS COUNTRYSIDE AND WITHIN COMMUTING DISTANCE OF EDINBURGH BY ROAD OR RAIL

Amenities & Accommodation

3 reception rooms • 5 bedrooms • 3 bath/shower rooms (1 ensuite)
dressing room (ensuite) • kitchen • utility room • 2 downstairs wc's
(3,493 sq ft – including adjoining garage and stores) • Floored loft (313 sq ft).

Separate garage/workshop • Enclosed garden
EPC G • House and garden 0.48 acres • Field 7.23 acres

In all about 7.71 acres
Available in two lots or as a whole



GSC GRAYS

PROPERTY • ESTATES • LAND

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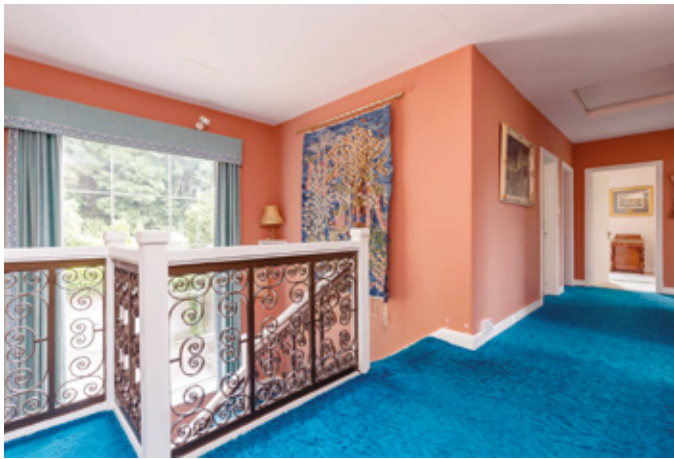


Situation

Pankalan occupies an elevated, south-facing position high above The River Tweed, in the heart of The Scottish Borders approximately 2.5 miles south of Galashiels, just off A7. Surrounded by mature trees, it occupies a secluded position from which there are magnificent views upstream along the River Tweed to where its tributary, the Yair, joins its flow, and of the surrounding Borders countryside. Galashiels offers a good range of local shops, supermarkets, commercial and leisure facilities, services and schools; the Borders General Hospital is in close proximity. Nearby Melrose is widely considered to be the most attractive small town in the Scottish Borders. Situated between the River Tweed and the Eildon Hills, it offers a remarkable combination of historic architecture, shopping, schooling (both state and private), restaurants/hotels, sporting facilities and easy access to glorious countryside.

Pankalan is accessible. It lies 38 miles from Edinburgh, with its capital city facilities and international airport, and 40 miles from Berwick-upon-Tweed with its main line (inter-city to London) railway station. Nine years ago the Borders Railway between Edinburgh and the Borders was re-opened. The railway terminus (with parking) is at Tweedbank, just outside Galashiels which makes the town and the surrounding area very convenient for commuting to Edinburgh for work or school. Galashiels also has a station; the current journey time from Galashiels to Edinburgh Waverley is 55 minutes.

Pankalan is ideally situated for those wishing to take advantage of the wealth of recreational opportunities available in the Scottish Borders, an area renowned for its unspoilt beauty and strong equestrian tradition – each year Galashiels hosts “The Braw Lad’s Gathering” as part of its Common Riding festival. It is an excellent base for those who enjoy walking, equestrianism and cycling, whilst for the golf enthusiast, there are courses at Galashiels, Melrose and Selkirk. Some of the finest salmon and trout fishing in Britain is available on the River Tweed and its tributaries, and the area boasts challenging shooting for both pheasant and grouse.



Description

Pankalan is a detached, two and a half storey family house, built around 1957, of rendered brick under a slate roof and makes the most of the fantastic views. It is accessed from a single-track lane along a short gravel drive, terminating outside the front door and in front of the garages.

The house is traditionally laid out, with reception rooms, additional service rooms and an attached garage at ground floor level, with bedrooms and bathrooms on the first floor. A floored attic is accessed by way of a dropdown ladder. The house is generally in good order but would benefit from general modernisation and redecoration. The property is positioned within a good sized garden (0.48 acres), which includes a separate garage/workshop, summer house and greenhouses.

To the north and west of the drive, lies a sloped and terraced area consisting of lawns, flowerbeds and shrubs from where the expansive views can also be enjoyed. To the south of the house is a paved patio and terraced lawn with retaining walls and shrub embankment, which leads around to the east of the house with a narrow adjoining lawn and further shrub embankments. There is also an apple/plum orchard. The neighbouring houses to the north-east and south-west are screened by hedging and the garden is protected and sheltered by adjoining woodland to the north.

To the south-west, on the opposite side of the adjoining public road, is an area of amenity land (Lot 2 – 7.23 acres), enclosed by a post and wire fence and stone walling (with a gate off the public road, opposite Pankalan) consisting of a grazing paddock, mature/semi-mature broadleaf woodland, a scrub embankment, a small pond and stream and a small former quarry area. The land is not registered for IACS purposes.

(See floor plans for room layout and dimensions.)



Services

Private water supply and private drainage; electric under floor heating on the ground floor. Hot water is provided by an immersion heater. These services have not been tested and therefore there is no warranty from the agents.

Council Tax

Pankalan – Band G

EPC

Pankalan - Rating of (20) G

Directions

what3words: ///nothing.civic.lyricist

Tenure

Freehold with vacant possession on completion.

Viewing arrangements

Strictly by appointment through GSC Grays 01665 252 070.

Local authority

Scottish Borders Council.

Conditions of sale

1. Fixtures and fittings - Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation.
2. Title - The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
3. Deposit - On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be nonreturnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agent.

Offers/Closing date

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection. A closing date by which offers must be submitted may be fixed later. Anyone who has informed the selling agents in writing that they intend to make an offer will be notified of the closing date.

Entry

By arrangement.

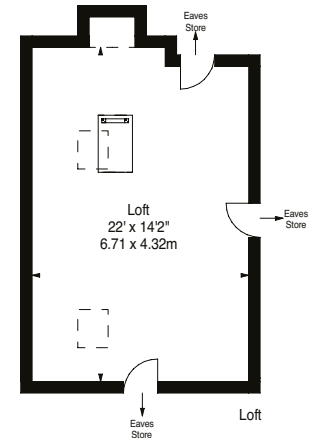
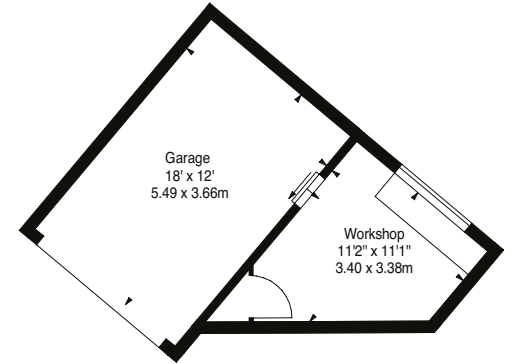
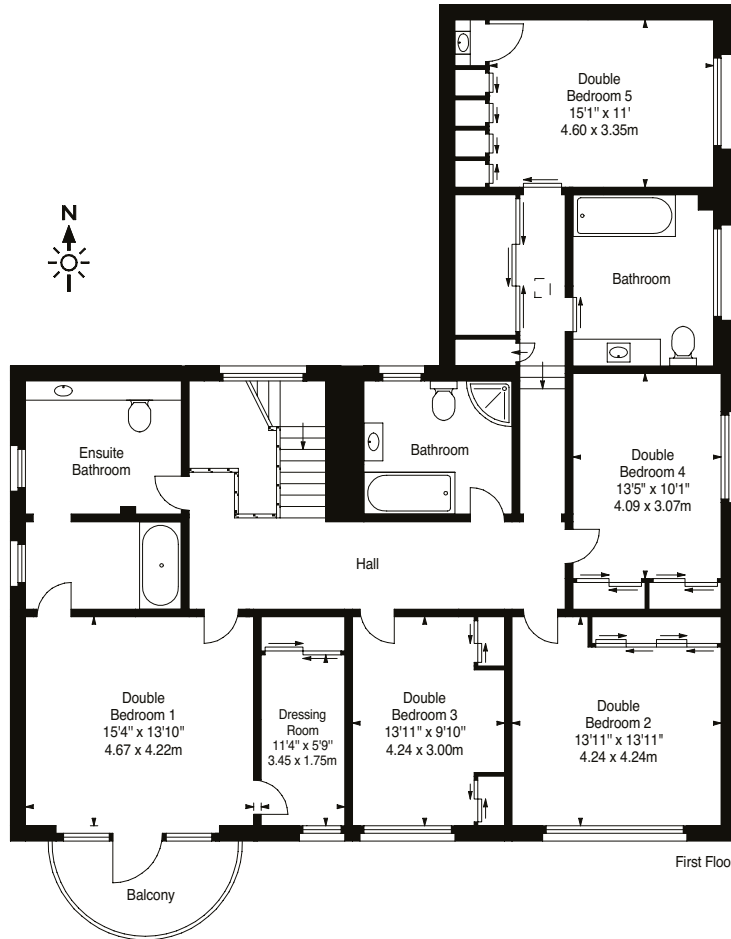
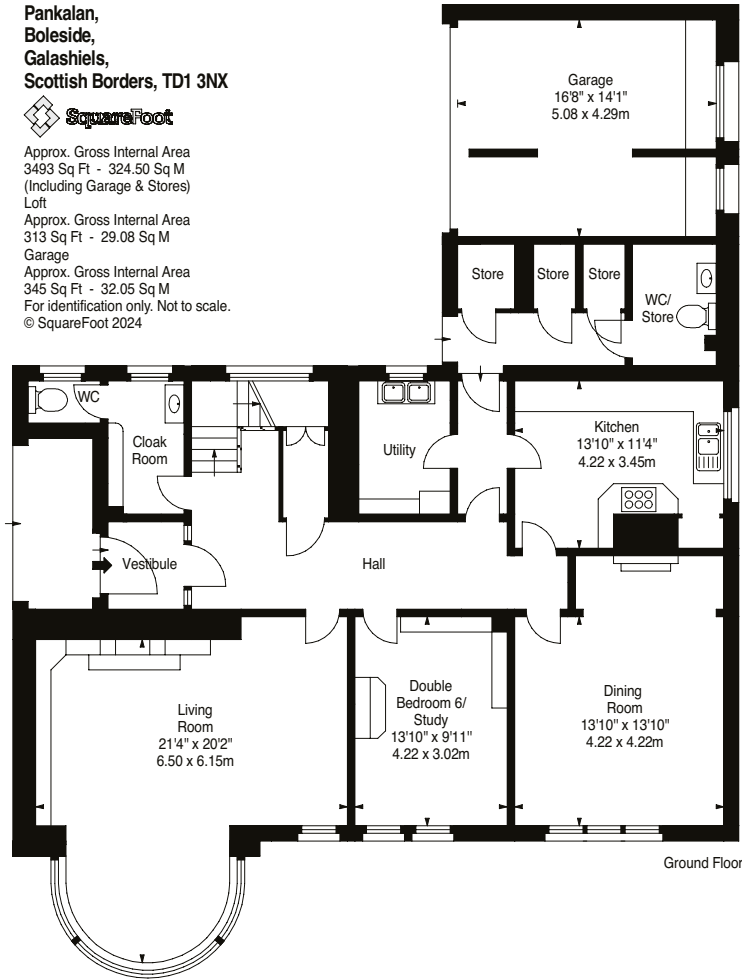
Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

**Pankalan,
Boleside,
Galashiels,
Scottish Borders, TD1 3NX**



Approx. Gross Internal Area
3493 Sq Ft - 324.50 Sq M
(Including Garage & Stores)
Loft
Approx. Gross Internal Area
313 Sq Ft - 29.08 Sq M
Garage
Approx. Gross Internal Area
345 Sq Ft - 32.05 Sq M
For identification only. Not to scale.
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DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: August 2024
Photographs taken: July 2024