

LEGAL
HASTIN & S



1 Balnakiel House

Galashiels, TD1 1TQ





Period charm meets impeccable style in this striking Victorian home with a truly stunning interior. The ground floor property sets the bar high for an enviable home in the Scottish Borders; with a convenient central location, the luxurious three bedroom property is set all on one level and being nestled just off the edge of the town, the tucked away spot is sheltered with private mature grounds, shared between the four apartments of the house, and framing the magnificent period home.



I BALNAKIEL HOUSE

A private gravelled drive extends to a generous residents parking area, with the main entrance opening to a beautiful traditional tiled vestibule and stunning reception hall with original panelling and cornicing, and an elegant sweeping stair to the far end - setting an impressive tone, continuous throughout the apartment.

With an entertaining living room at its heart, this masterclass in marrying old with new is simply divine – with the incredible proportions and high ceilings creating the perfect backdrop for the interior inspiration. Complete with ornate cornicing and a beautiful feature fireplace, parquet flooring and deep hues which blend perfectly in keeping with the heritage of the property, with a charming dining area in the deep recess of the bay window and allowing plenty of space for furnishings. An adjoining home office would also lend itself as a playroom or even guest bedroom, with a bright dual aspect and working shutters.

The kitchen is a successful fusion of contemporary fixtures with striking splashback and stainless steel finishes, complementing with the traditional stone flooring, allowing plenty of space for dining and the benefit of a convenient utility room. Across the hall the snug is a relaxed space adaptable as a third bedroom or hobby room, with a fresh décor, new carpeting and fabulous handmade wallpaper.

The luxuriously proportioned second bedroom sits to the front of the property with exceptional proportions, an in-built wardrobe and press cupboard, and with the family bathroom adjacent. To the far end of the hall an enviable master suite is something of a haven – with king size proportions the feature panelling and wallpaper works especially well in the period home, with a fantastic triple aspect allowing wonderful levels of southerly light. A walk-in dressing area and wardrobe is fitted with excellent storage solutions and the attic hatch, with a well appointed ensuite.

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

I Balnakiel House makes for a lavish home for a professional couple, 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 LIST

Shared Traditional Vestibule & Reception Hall. Entrance Hall, Living Room and Connection Home Office, Dining Kitchen with Utility Room, Snug/Bedroom Three, Kingsize Bedroom Two, Master Bedroom with Ensuite Shower Room and Dressing Room, Family Bathroom. Shared Cellar and Outhouse Storage.

HIGHLIGHTS

- Charming Suburb Location
- Pleasant Outlooks & Mature Gardens
- Excellent Condition
- Stunning Interior
- 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, New Combi boiler. 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. 167sq m.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Band D.

MEASUREMENTS

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 £295,000 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.



