



Shepherds Cottage, which has never made the market before, is a unique and charming one/two-bedroom stone-built detached cottage occupying the most fabulous rural situation just off the old Abbotsford Road on the outskirts of Galashiels. Accessed from a shared farm track, in a secluded position with a beautiful outlook over the rolling countryside, it provides an excellent opportunity to extend the current footprint, subject to the necessary permissions.

Currently a successful holiday cottage with five-star reviews, the property lies only a short distance from excellent transport links and amenities which can be found in the bustling town of Galashiels the home of The Great Tapestry of Scotland, along with a large selection of shops. The property is also within close proximity to the Borders Railway which runs to Edinburgh, with the terminus located at nearby Tweedbank, and a further station in Galashiels.

Internally, the accommodation, lies across two levels and comprises one main bedroom, occupying the first floor, a bathroom, a sitting room, a kitchen, and a dining room/bedroom two. With good storage, and fitted wardrobes, the property also benefits from gas fired central heating, with the benefit of a wood burner in the sitting room and an Aga.

Externally, the land amounts to around 0.80 acres or thereby (see map), with an attractive burn running through the foot of the garden ground, plus a large private parking area, which is a welcome addition.

With all amenities close at hand including the aforementioned railway station, most Border towns can be reached from this central location, with the nearby A7 having direct routes to Edinburgh and Carlisle.

Melrose 2.5 miles Selkirk 7 miles Edinburgh 35 miles Tweedbank 2.0 miles

(all distances are approximate)

Location:

Shepherds Cottage sits off the old Abbotsford Road on the outskirts of the principal Borders town of Galashiels. With a population of 12,000, the town offers a full range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Local tourist attractions include The Great Tapestry of Scotland, which has recently opened, Old Gala House and Abbotsford House, the former home of Sir Walter Scott, with its award-winning visitor centre as well as many other attractions in nearby Melrose and other Border towns. Among the independent shops there is also a cinema, a health centre, a swimming pool, gym, dentists, orthodontist and a new Transport Interchange built primarily around the new train station in conjunction with the Borders Railway which is a particular bonus. Local sports teams include Gala RFC, Gala Fairydean FC, and Gala CC and local festivals include the historic Common Ridings held in the summer which is of particular note.

There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way.

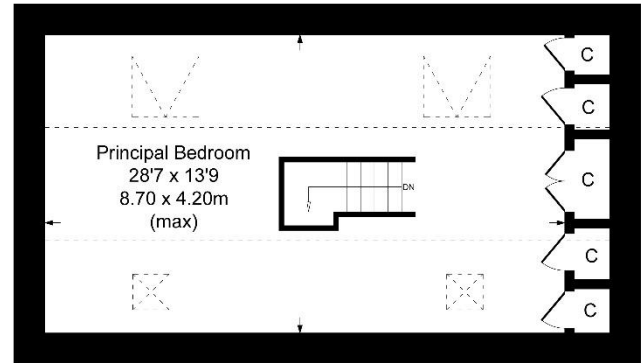
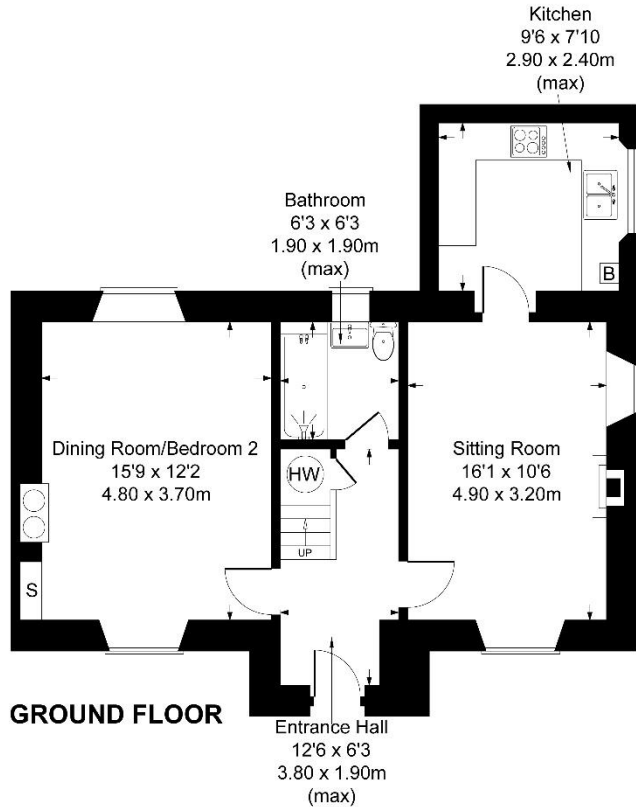
Galashiels has six primary schools, and nearby Melrose is home to St Marys Preparatory School with secondary schooling at Galashiels Academy. The Borders College and Heriot Watt University also have a campus in the town, and there are also a number of churches in the area. The Borders General Hospital, the largest hospital in the Scottish Borders is only four or so miles away, on the fringes of Melrose.

Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with the aforementioned station in the town. There is also a busy bus service which runs from the Interchange, beside the railway with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns.

Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 39.5 miles and 68 miles away respectively.



Shepherds Cottage, Netherbarns, Abbotsford Road, Galashiels TD1 3NP



FOR ILLUSTRATIVE PURPOSES ONLY

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Directions:

For those with satellite navigation the postcode is: TD1 3NP

From the A7 coming from Selkirk, turn left onto the old Abbotsford Road, immediately after Glenmayne House. Approximately seventy-five yards along, immediately after the agricultural buildings, there is a left turn onto the shared track, which leads directly up to the private parking bay at the cottage.

From the A68, take the A6091 signposted Melrose and Galashiels. Continue on this road, passing Melrose on your right. Proceed over the three roundabouts, and the River Tweed, towards Galashiels. Turn left at the Abbotsford roundabout and go down the A7, taking the next right turn before Glenmayne House and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, septic tank drainage, mains gas central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: A

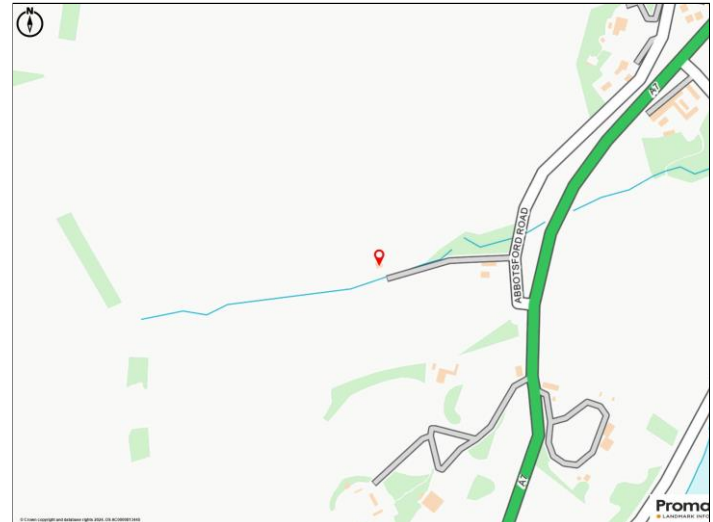
EPC Rating:

Current EPC: E42

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



Macpherson Property
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk
Web: www.macphersonproperty.co.uk