





**Braeside is a unique, and versatile three/four-bedroom stone-built detached house with a superb two-bedroom annexed accommodation by way of an old Coach House to the rear. Immaculately presented, and benefitting from charming period features throughout, Braeside offers someone an amazing opportunity to own a lovely family home in the heart of Galashiels.**

**Situated in a popular residential area with a large number of amenities nearby, including The Great Tapestry of Scotland, it is only a five-minute walk from the Borders Railway which runs to Edinburgh, located at the Transport Interchange.**

**Internally, the accommodation of the main house lies over two levels and comprises three main bedrooms, an ensuite shower room, a bathroom, a dressing room, a sitting room, a dining kitchen, a family room, a study/bedroom four, a sun room, and a utility room with wc.**

**The property also benefits from excellent storage and gas fired central heating.**

**The Coach House is the most fabulous feature of this property, offering a beautifully converted two-bedroom annexe, with shower room, kitchen, and large sitting room, which is currently used as a home office. With a large landing and excellent natural light it really adds a different dimension to this stunning family home, offering an excellent work/studio space or income stream as a potential holiday let.**

**Externally, there are attractive terraced flower beds to the front and a wrought iron pedestrian gate leading to the front door. To the side is a gated driveway access leading to a monobloc parking area to the rear with access to the original double door garage which forms part of the majestic Coach House. This rear garden is a real sun trap with a raised, slate paved patio area directly outside the Coach House with its feature glazed doors sitting behind sliding barn doors, and more paving outside the sun room of the house providing an additional space for informal entertaining. In between is an area of lawn, attractive cobbled paths, colourful flowerbeds and raised borders, offering an easily maintained, but private garden and magical outdoor space.**

**With all amenities close at hand including the aforementioned railway station, most Border towns are easily accessible from this central location, with the A7 located nearby having direct routes to Edinburgh and Carlisle.**

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

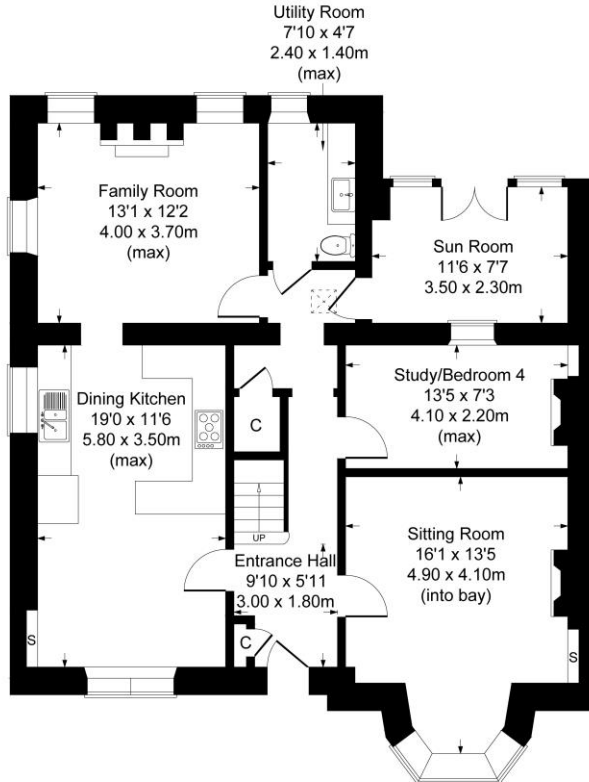
**(all distances are approximate)**

### **Location:**

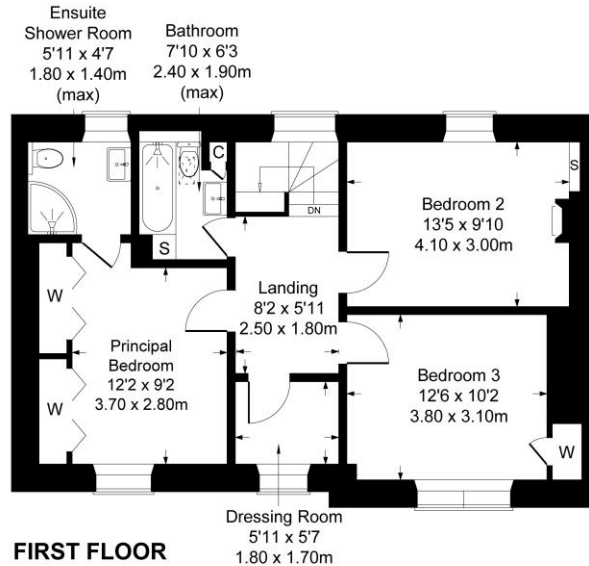
Braeside sits in a popular residential area in the principal Borders town of Galashiels. With a population of 12,000, the town offers a full range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Local tourist attractions include The Great Tapestry of Scotland, 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.

**Braeside, Gala Terrace, Galashiels TD1 3JT**



**GROUND FLOOR**

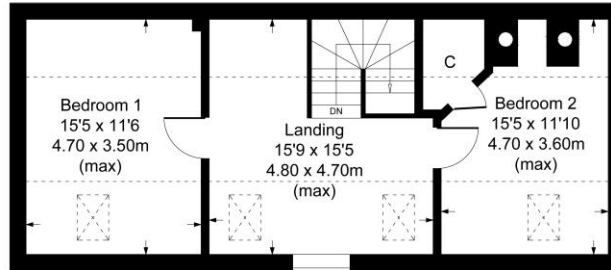


**FIRST FLOOR**

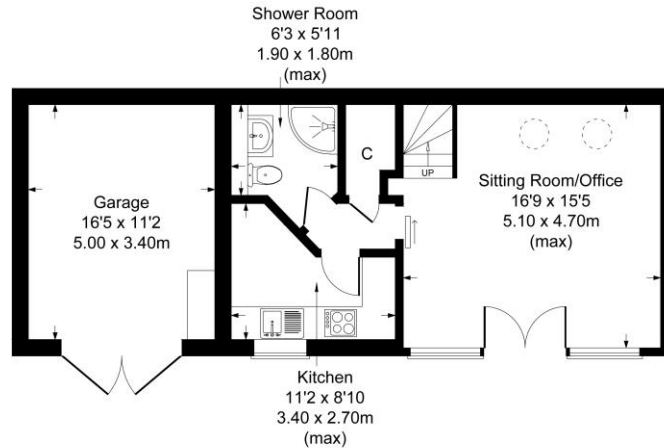
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**COACH HOUSE FIRST FLOOR**



**COACH HOUSE GROUND FLOOR**

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### Directions:

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

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, into Galashiels, and proceed forward over the small roundabout. Proceed along Abbotsford Road, and take the left turn at the next small roundabout onto Church Street. Take the second right turn, onto Gala Terrace and proceed down the hill. Braeside sits on the left-hand side just before the t-junction.

From the A7 (going South) travel through Galashiels, up Braw Lad Brae, and take the second exit at the small roundabout onto Church Street 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, mains drainage, gas central heating, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: E

#### EPC Rating:

Current EPC: E47

#### 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.



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