



Chapel Grange is an immaculately presented six-bedroom detached house situated in an attractive semi-rural position between the Borders towns of Earlston to the south and Lauder to the north. Set in around an acre of garden ground the property was built approximately thirteen years ago.

Only four or so miles from the much sought-after Borders Town of Lauder, the property is commutable to Edinburgh via the A68, or by train from the station at Stow, that runs to Edinburgh, which lies approximately seven miles or so away. Located in an excellent school catchment this flexible family home provides possible annexed accommodation, along with lapsed planning permission for a further house in the grounds.

Internally, the bright and versatile accommodation lies across two levels and comprises six bedrooms, an ensuite shower room, a family bathroom, a further shower room, a sitting room, a dining kitchen, a family room and a utility room. With excellent storage throughout, the property also benefits from oil central heating, a wood burning stove in the sitting room and double glazing. Externally, the house is set in approximately one acre of garden and grounds, with private driveway access leading to the property, and plentiful parking to the front. With garden to the front and rear, enveloped by trees and rolling countryside it offers a fabulous outdoor space, with extensive patio areas to the rear which is accessed from the house and benefit from charming views. The summer house is an additional bonus allowing sheltered enjoyment of the rural views.

Edinburgh is easily accessible via the A68, from this location, as are most Border towns. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately seven or so miles away, with the journey from Stow to Edinburgh Waverley being around forty-five minutes.

Edinburgh 31.5 miles. Earlston 3.5 miles. Lauder 4.1 miles. Melrose 8.5 miles.

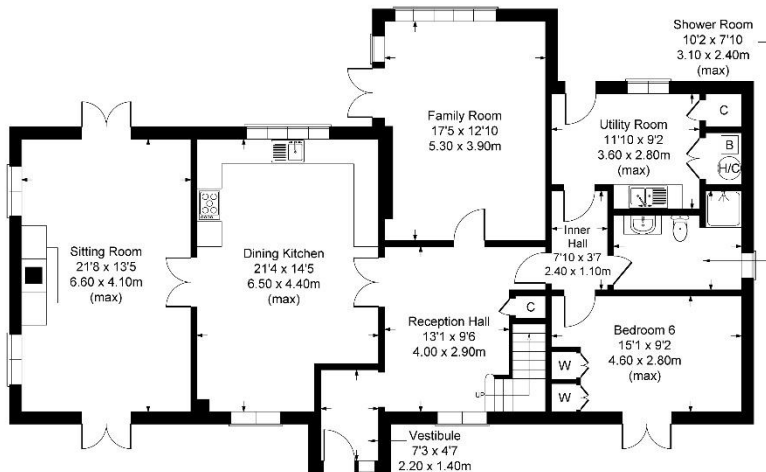
(All distances are approximate)

Location:

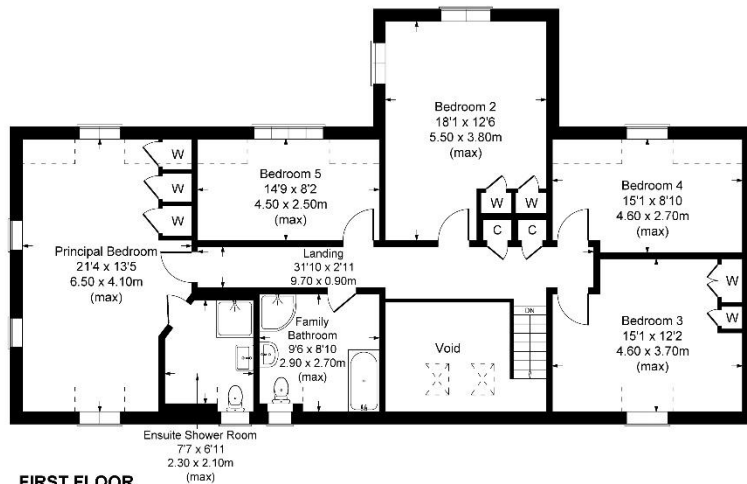
Chapel Grange is situated in a semi-rural location between Earlston, approximately three and a half miles to the south, and Lauder just over four miles to the north. The ancient Borders town of Lauder, which is situated half-way between the Lammermuir Hills and the River Tweed, is surrounded by beautiful rolling countryside. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarket, coffee shop/art gallery, and a couple of well-known hotels. Earlston also benefits from a number of local amenities, whilst the thriving old mill town of Galashiels around ten miles to the south west offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer. Local tourist attractions include Thirlestane Castle on the southern side of Lauder, nearby Mellerstain House, and Abbotsford House on the outskirts of Melrose. There are also a variety of outdoor pursuits in the area that include fishing, horse riding, golf, mountain biking, shooting and a selection of walks that cross through the Scottish Borders. Local schools include Lauder primary school, Earlston High School and the highly regarded St Mary's preparatory school in Melrose. The Borders General Hospital lies just outside the town of Melrose which is only eight and a half miles away, and Chapel Grange sits in an easily accessible area with Edinburgh in easy reach via the A68, which also provides links to the north of England. The Borders Railway, running from Tweedbank to Edinburgh, also has a stop at Stow which is approximately seven or so miles away. Edinburgh airport and Newcastle airport, offering a range of destinations are approximately 38.5 miles and 69 miles away respectively.



Chapel Grange, Chapel Mains, Galashiels TD1 2PN



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2024



Directions:

For those with satellite navigation the postcode for the property is: TD1 2PN
Coming from Edinburgh take the A68 South, passing through Pathhead, and Lauder. Take the first right after Lauder signposted Blainslie and follow this road for just under three miles until you reach the cluster of cottages on your right-hand side. Turn right at the end of the row of cottages with the sign saying Chapel Grange and follow the driveway in and around to the right.
From the South, follow the A68 North from St. Boswells and pass over the Ravenswood roundabout. Proceed on the A68 for around two miles and just before you approach Earlston turn left signposted Blainslie. Stay on this road for approximately three miles and take an immediate left before the cluster of cottages on the left-hand side, with a sign saying Chapel Grange and follow the driveway in and round to the right.

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, oil fired central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: G

EPC Rating:

Current EPC: C76

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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