



**Ellwyn House is a very well presented five/six-bedroom detached family home sitting in an elevated position on the northern fringes of Galashiels. With superb views over the town the property benefits from an enclosed garden to the rear, and private parking to the front of the property. Of particular note, is the large garden room which is ideal for working from home or use as a gym. With a large number of amenities nearby, including The Great Tapestry of Scotland, it is only a short distance from the Borders Railway which runs to Edinburgh, located at the Transport Interchange or nearby Tweedbank which has extensive parking.**

**Internally, the flexible family accommodation lies across three levels and comprises of five main bedrooms, two ensuite shower rooms, a family bathroom, a sitting room, a dining kitchen, a family room, a further bedroom/family room, a utility room and a downstairs wc. The property also benefits from excellent storage with wardrobes to most of the bedrooms, gas fired central heating and double glazing.**

**Externally, there is a private off-street parking bay to the front with steps leading down to the property. With access to both sides of the house, there is extensive decking to the rear which is the full width of the property. There is also decking outside the garden room, which is an excellent addition offering a number of uses, and is a great space for all the family. The remaining garden is laid to lawn, which is terraced and there are shrubs and trees to both sides along with the fabulous views overlooking the town from the decked areas, which offers an excellent space for more informal entertaining.**

**With all amenities close at hand including the aforementioned railway station, with most Border towns being reached from this central location, and 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:**

Ellwyn House sits in a popular residential area 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, 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 Transport Interchange built primarily around the 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.







Produced by Potterplans Ltd. 2025



### Directions:

For those with satellite navigation the postcode is: TD1 2BA

From Melrose take the B6374 on the northern banks of the River Tweed and follow this road into Galashiels. Continue forward along Melrose Road and as you approach Station Brae, you will take a right turn onto Ellwyn Crescent (which is opposite the leisure centre). Follow the road up the hill and as you reach the top you will come to Ellwyn House which sits on your left-hand side, with the double bay parking space.

From Edinburgh take the A7 into Galashiels. As you approach High Buckholmside, turn left onto the High Road (B6452). Follow this road until you get to the junction onto the Melrose Road and turn left here. Proceed forward and take the first available left turn onto Ellwyn Crescent 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: G

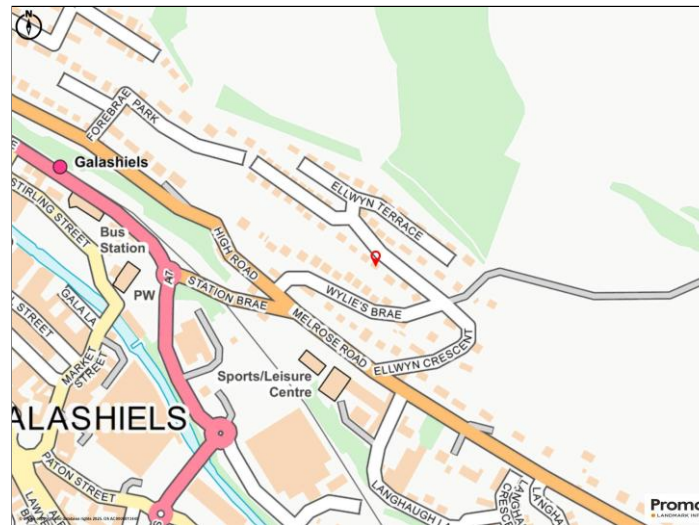
#### EPC Rating:

Current EPC: C77

#### 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.

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