



Craigellachie, Lawyers Brae,  
Galashiels, TD1 3JQ



**BEST**<sup>TM</sup>  
ESTATE AGENT GUIDE  
2019 : EXCEPTIONAL  
**SALES**



An exceptionally handsome semi-detached period home situated in a wonderful and highly desirable position in the beautiful Borders town of Galashiels, just a stone's throw away from the High Street and excellent local amenities.



#### Description:

An exceptionally handsome semi-detached period home situated in a wonderful and highly desirable position in the beautiful Borders town of Galashiels, just a stone's throw away from the High Street and excellent local amenities. Named "Craigellachie" and built in around 1890, the house retains many original features and benefits from having three beautiful reception rooms, four comfortable bedrooms, a basement, large driveway and a detached double garage. This magnificent family home offers extremely versatile accommodation totalling an impressive 3,770 square feet and is in immaculate decorative order throughout. To fully appreciate the location and the accommodation that is on offer, early viewing is highly recommended.

The internal accommodation, which is arranged over four floors, comprises: entrance vestibule leading into a grand reception hallway which benefits from having a guest cloakroom with WC and wash hand basin. There is a fabulous original spindled staircase with an arched stained glass window which leads to the first floor. Positioned at the front is a striking sitting room with a large bay window boasting magnificent views over the town. The sitting room is full of period character including a detailed ceiling and there is a gas fire set on a marble hearth with timber surround which gives the room a real focal point. Adjacent to the sitting room is the stunning dining room which is full of period character including ornate cornicing and a marble fireplace and again, a large bay window provides lovely views. This room is perfect for entertaining family and friends on those special occasions. A separate side hallway gives access to the kitchen, utility room and a staircase leading down to the basement. The kitchen has a dual aspect with a window to the rear and side and is fitted with a good range of modern wall and base units with contrasting granite worktops and splash back. Integrated appliances include a five-ring gas hob, electric oven, cooker hood, dishwasher, fridge freezer and a wine cooler and there is ample space for a table and chairs. The utility room benefits from fitted base units and a sink unit positioned under a side facing window. Completing the accommodation on the ground floor is a very generous family room which features a beautiful fireplace and French doors giving direct access to the private gardens.

On the first floor there is a bright and spacious hallway landing giving access to all accommodation, a generous storage cupboard and a door leading to a further staircase which gives access to the attic rooms. Positioned at the front is the wonderful master bedroom which has a large window with views over the hills and countryside beyond and features a generous private en-suite shower room incorporating a WC, bidet, wash hand basin and a separate shower unit. Adjacent to the master bedroom is a very generous double bedroom featuring a spectacular large bay window to the front. There are a further two bedrooms, one a comfortable double and the other a good size single, both with windows overlooking the rear gardens. There are two large attic rooms accessed via a staircase on the first floor, one positioned to the front with a window to the side and front and the other is positioned to the rear. Both rooms could easily be transformed into a further two bedrooms if required. Completing the accommodation is the basement. Accessed via a staircase on the ground floor side hallway the basement offers an excellent opportunity for conversion. There is a large hallway with an excellent under stair storage space, cloakroom incorporating a WC and wash hand basin and an external door provides access to the private gardens. The basement hallway also gives access to two storerooms, one positioned at the front with a bay window and an original fireplace and the other to the side with a window overlooking the gardens.

Outside; at the rear and accessed from Gala Terrace is a large, gated driveway which leads to the house and a detached double garage. The monobloc driveway provides convenient off-street parking for several vehicles. The garage is accessed via an automatic sectional door and benefits from mains power and lighting. There are beautiful well-maintained landscaped gardens to the front, side and rear of the house offering several spaces for alfresco

dining and enjoy the lovely views. The gardens are planted with a range of mature shrubs, bushes and trees. Additionally, there is an outdoor multi-purpose store positioned at the side of the house providing further storage.

#### Location:

The town of Galashiels is one of the larger Border towns and sits within an easily accessible area and can be reached by the A7 which runs through the town and provides links to both north and south. The area is also served by the Borders Railway that runs from Tweedbank to Edinburgh and there is also an excellent bus service which runs from the Interchange providing links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns. Galashiels offers a wide range of shopping and other facilities including a multi-screen cinema, a wide variety of bars, restaurants and leisure facilities. For the active there is fantastic fishing on the River Tweed and Glentworth Forest Mountain Biking Centre only 15 miles away. There are also schools at both primary and secondary levels.

#### Services:

Mains water and drainage. Mains electricity. Mains gas fired central heating. UPVC double glazed windows. Telephone and fibre broadband connection.

#### Items to be Included:

All fitted carpets and blinds throughout the property will be included in the sale. The curtains in the sitting room and dining room are available by separate negotiation. Some light fittings and bedroom furniture are also available to purchase separately.

#### Council Tax and Local Authority:

For Council Tax purposes this property has been assessed as band category G. Amount payable for year 2020/2021 - £3,202.42 The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

#### EPC Rating:

The Energy Efficiency Rating for this property is E (41) with potential C (75).

#### Viewing Arrangements:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

#### Closing Date:

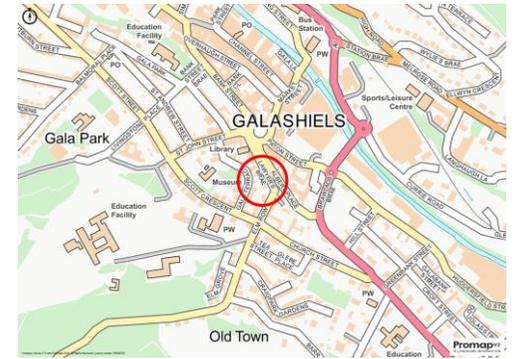
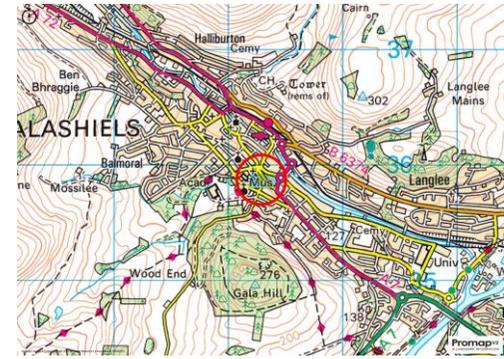
A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to JBM Estate Agents, in writing, will be advised of a closing date, unless the property has been sold previously.

#### Important Note:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. 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. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

Particulars prepared October 2020.





**Please note:** A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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