



**Heatherbrae is an immaculately presented three-bedroom detached bungalow sitting in an elevated position on the northern fringes of Galashiels. With attractive views as well as a charming rural backdrop the property benefits from extensive garden ground with enclosed garden to the side and rear, and private parking to the front of the garage. 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 accommodation lies across one level and comprises three bedrooms, a bathroom, a shower room, a large sitting room with dining area, and a breakfasting kitchen. With excellent storage, including the floored attic with loft ladder access, the property also benefits from excellent storage with wardrobes to all of the bedrooms, gas fired central heating and double glazing.**

**Externally, the property is accessed by shared driveway, with private parking for a couple of cars as well as the garage. The garden ground is extensive, with large lawn to the front, with steps leading through terraced beds up to a full width patio which is ideal for informal entertaining and from where to enjoy the views. To the side and rear is a paved path around the enclosed garden with lawn area, greenhouse and further patio plus elevated beds with shrubs and flowers onto a lovely rural backdrop of fields immediately to the rear, which is a particular feature.**

**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:**

Heatherbrae 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.

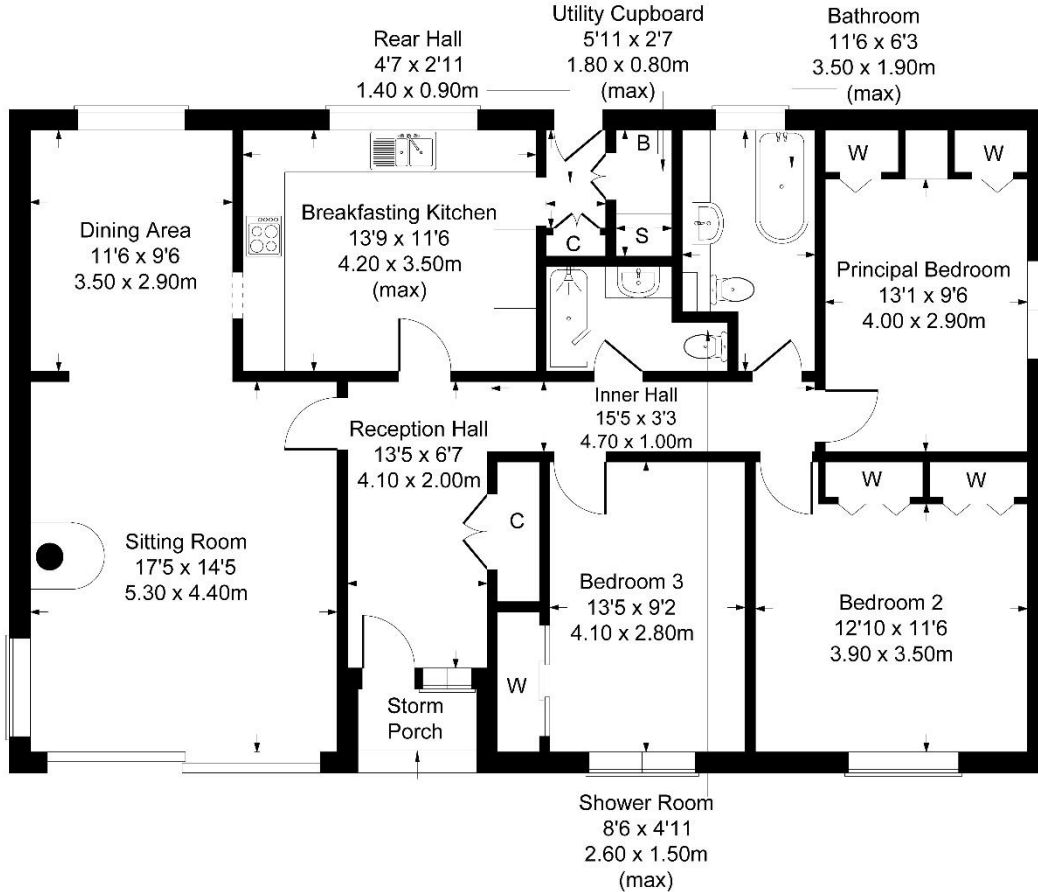
Galashiels has six primary schools, and nearby Melrose is home to St Marys Preparatory School with secondary schooling at Galashiels Academy. The Borders College and Heriot Watt University also have a campus in the town, and there are also a number of churches in the area. The Borders General Hospital, 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.



# Heatherbrae, Heatheryett, Galashiels TD1 2JL



**FOR ILLUSTRATIVE PURPOSES ONLY**

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### Directions:

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

From the East, approach Galashiels from Melrose and proceed into the heart of Galashiels on the Abbotsford Road (A7). Proceed down Braw Lads Brae and over the first roundabout, taking the first left on the next roundabout beside ASDA and onto Currie Road. Turn left again at the next roundabout and pass the Transport Interchange at the train station and over the small roundabout, and proceed through the traffic lights and over a further roundabout onto High Buckholmside (A7). Take the 2<sup>nd</sup> right turning onto Ladhope Bank and proceed up the hill. Take a left turn after Glendinning Terrace into a private road occupied by three houses. Heatherbrae is the first house on the left.

From the A7 (going South) travel through Stow and then on to Galashiels. As you enter Galashiels on the A7, you proceed onto Magdala Terrace and continue forward onto High Buckholmside before turning left onto Ladhope Bank 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: F

#### EPC Rating:

Current EPC: D66

#### 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.



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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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Macpherson Property  
Tel: 01896 820 226

Email: [enquiries@macphersonproperty.co.uk](mailto:enquiries@macphersonproperty.co.uk)  
Web: [www.macphersonproperty.co.uk](http://www.macphersonproperty.co.uk)