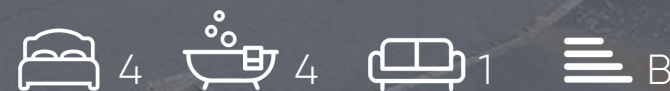




1 Hillside Drive, Galashiels, TD1 2HN

Offers over £459,500









# 1 Hillside Drive, Galashiels, TD1 2HN

- Executive Four Bedroom Family Home
- Magnificent Open Plan Living Space
- Solar Panels & Car Charger
- Excellent Local Schooling
- Commutable to Edinburgh
- High Quality Fixtures & Fittings
- Luxurious Principal Bedroom Suite
- Large Driveway & Garage
- Wide Range of Amenities Nearby
- Ideal Family Home

1 Hillside Drive is a most striking contemporary family home showcasing exceptional design, luxurious finishes, and impressive eco credentials. Situated within an exclusive private cul-de-sac on the outskirts of the popular Borders town of Galashiels, this outstanding four-bedroom detached property offers a rare combination of style, comfort, and sustainability. Designed to maximise natural light and embrace seamless indoor-outdoor living, it features high-quality fixtures & fittings throughout, hotel-inspired detailing centred around a modern open-plan living space with full-height wall-to-wall glazing and a showstopping principal bedroom suite that epitomises modern luxury. Externally there is a large mono-block driveway (with electric car charging point) and easily maintained private gardens.

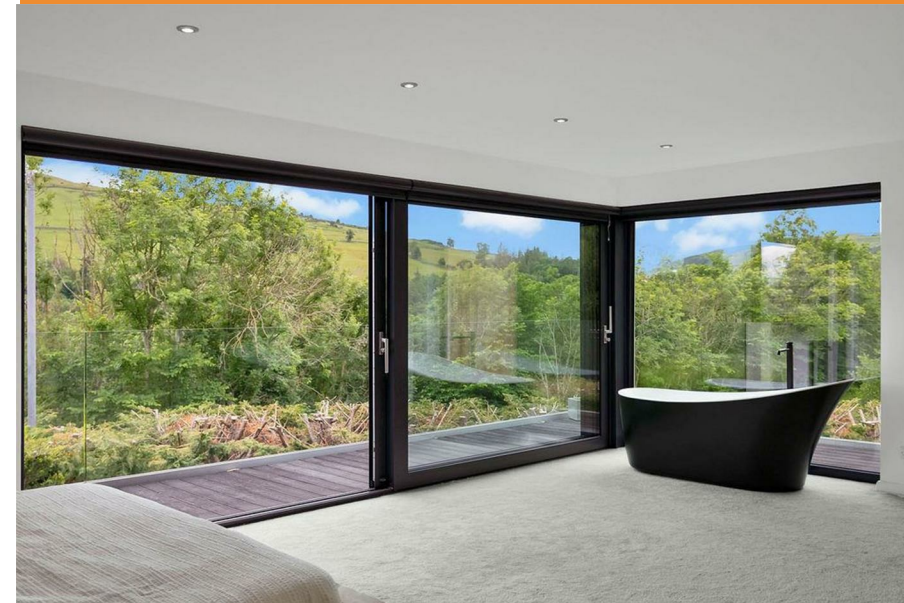
Early viewing is highly recommended.

## ACCOMMODATION

- ENTRANCE HALLWAY - OPEN-PLAN FAMILY KITCHEN - LOUNGE - UTILITY ROOM - CLOAKROOM - HALL LANDING - PRINCIPAL SUITE (WITH EN-SUITE & DRESSING ROOM) - GUEST BEDROOM (WITH EN-SUITE SHOWER ROOM) - TWO FURTHER DOUBLE BEDROOMS - FAMILY BATHROOM -



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## Internally

The ground floor of this exceptional home offers an abundance of space for family living and effortless entertaining. The contemporary family kitchen forms the heart of the home, featuring sleek cabinetry, high-end integrated appliances, and a large central island with breakfast bar seating. The adjoining dining & living area is framed by full-height sliding doors that open directly onto the private garden, creating a wonderful sense of space and connection to the outdoors. A separate lounge provides a cosy retreat, ideal for family movies or cosy nights in, while a practical utility room, cloakroom, and garage complete the ground floor accommodation.

The upper level continues to impress, with a spectacular principal bedroom suite that exudes luxury, enjoying an expansive footprint with a modern freestanding bath in front of the floor-to-ceiling windows. There is a private balcony, fully-fitted walk-in dressing room and a beautifully appointed en-suite shower room. There is a guest bedroom with en-suite and private balcony, two further double bedrooms and a contemporary family bathroom all combining style and functionality in equal measure.

## Kitchen

The contemporary kitchen is a true centrepiece of the home – a beautifully designed and highly functional space perfect for both family living and entertaining. Finished with sleek quartz worktops and bespoke cabinetry in a modern wood-grain finish, the kitchen offers an elegant balance of style and practicality. A large central island provides breakfast bar seating and creates a natural focal point for social gatherings.

Integrated Neff appliances include twin ovens and an induction hob, complemented by a built-in larder-style fridge and freezer. Clever pull-out storage solutions maximise space and convenience, while feature pendant lighting and full-height glazing create a bright, sophisticated environment. Flowing seamlessly into the dining and living area, this is a space designed for modern open-plan living at its finest.





### Bathrooms

The main family bathroom features a clean, minimalist aesthetic with neutral tones, a fitted bath beneath a Velux window, a separate walk-in shower, and a stylish wall-mounted basin – creating a bright and tranquil space.

The principal en suite impresses with a striking double vanity unit, walk-in rainfall shower, and modern wall tiling with warm wood accents, delivering a boutique hotel feel.

A further shower room mirrors the same contemporary styling, with slate-effect tiling, a glass-screened shower enclosure, and a modern vanity unit with storage.

### Externally

The garden grounds have been thoughtfully designed for both style and ease of maintenance, perfectly complementing the home's contemporary architecture.

The rear garden features a combination of composite decking and artificial lawn, creating an attractive and practical outdoor space that can be enjoyed all year round with minimal upkeep. Full-height sliding doors from the main living areas open directly onto the terrace, ideal for outdoor dining and entertaining.

Balconies extend from the principal and guest bedrooms providing private spots to relax and take in the surrounding views. To the front, a gravel driveway offers generous off-street parking and access to the integral garage. Enclosed by modern fencing and mature planting for privacy, the outdoor areas provide a serene, low-maintenance setting that enhances the home's modern lifestyle appeal.

### Location

A fully comprehensive range of amenities and facilities are readily available a short distance away in Galashiels town centre including Galawater Retail Park and Galashiels Transport Interchange. The Interchange houses the main Borders railway station providing regular services to and from Edinburgh Waverley Station.

Galashiels is the largest of the Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The MacArts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

### Fixture & Fittings

All fitted floor coverings, blinds and integrated appliances are to be included within the sale.

### Services

All mains services are present. Double Glazing, Gas Central Heating and Solar Panels.

### Council Tax

Council Tax Band F.

### Viewings

Strictly by appointment via James Agent.

### Home Report

A copy of the Home Report can be downloaded from our website.

### Offers

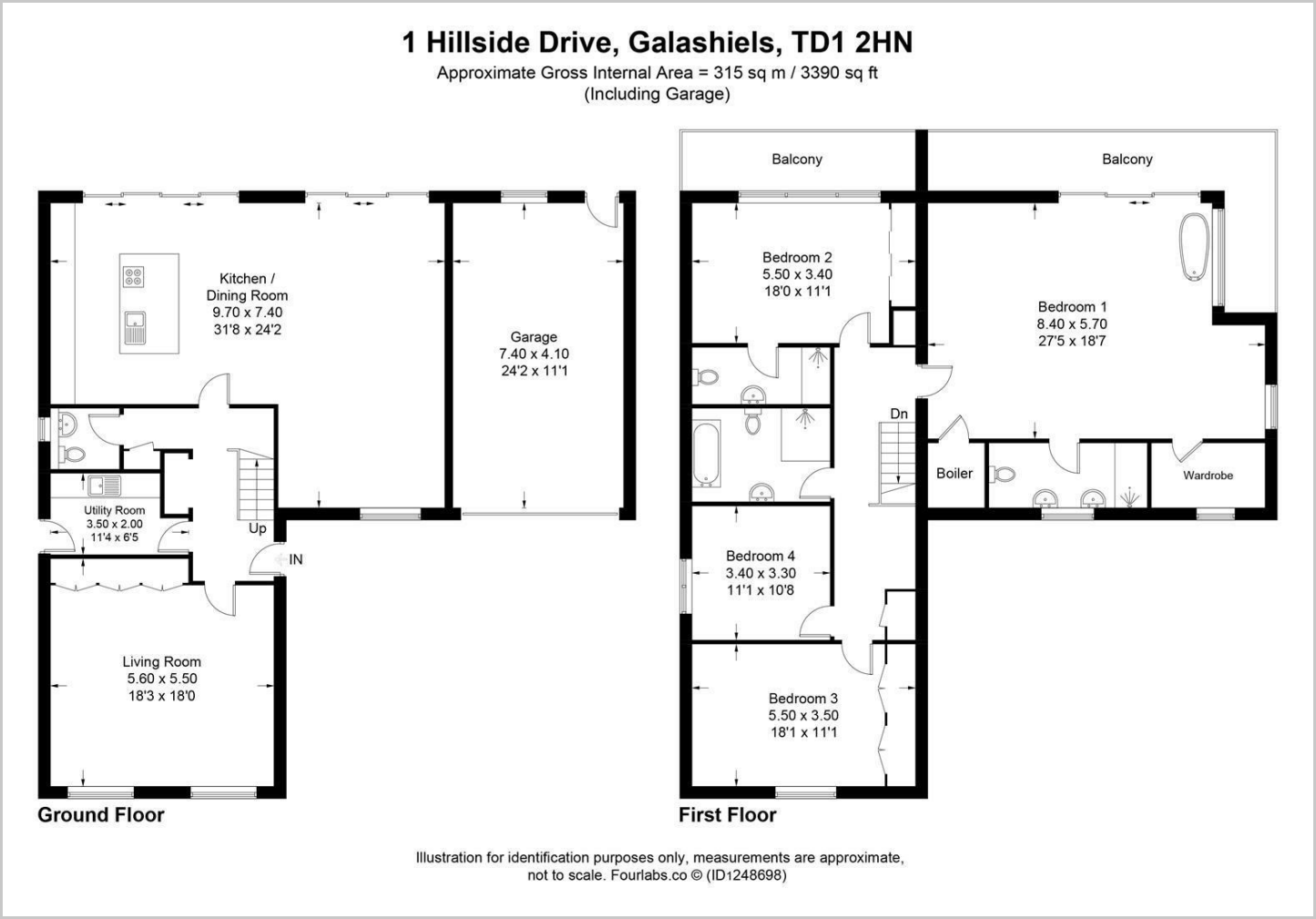
All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set, the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.







Floor Plans

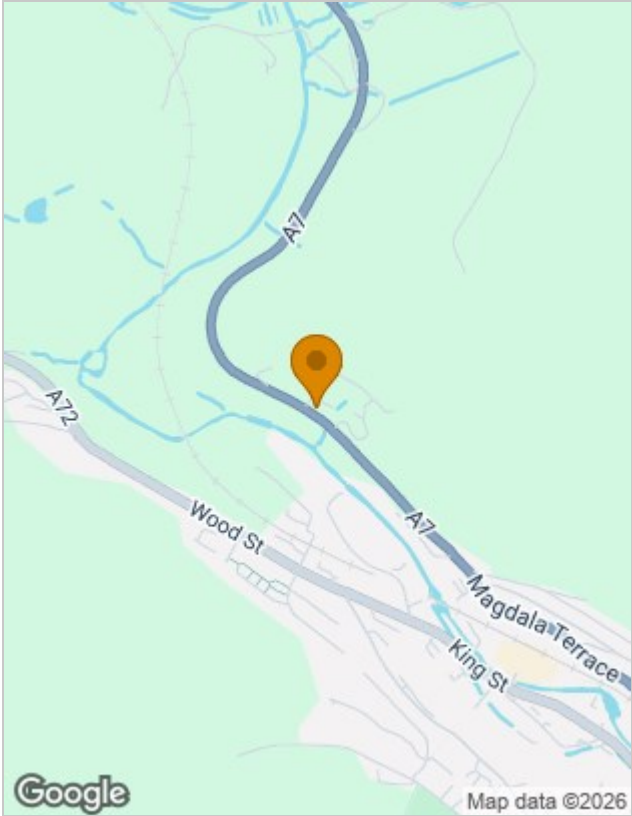


Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

