



Braepark Forebrae Park, Galashiels, TD1 2BG

Guide price £325,000





Braepark, Forebrae Park, Galashiels, TD1 2BG

- Semi-Detached Family Home
- Newly Refurbished
- Outstanding Views
- Detached Garage
- Local Schooling Nearby
- Four Bedrooms
- Modern Fixtures & Fittings
- Large Gardens
- Town Centre Amenities Nearby
- Rarely Available Location

Occupying an enviable position within a quiet and well-established residential area, this superb four-bedroom semi-detached home enjoys an elevated setting with sweeping views across Galashiels. Just a short distance from the town centre, it offers the perfect balance of peaceful living and everyday convenience.

Lovingly modernised and upgraded by the current owners, the property has been transformed into a stylish, contemporary family home finished to an exceptional standard throughout. Immaculately presented and truly move-in ready, it provides generous, well-proportioned accommodation designed for modern family life.

Externally, the home continues to impress with a detached garage and beautifully landscaped wrap-around gardens, offering ample space for outdoor dining, entertaining and family enjoyment – all while making the most of the stunning outlook.

ACCOMMODATION

- VESTIBULE - HALLWAY - LOUNGE - DINING ROOM - KITCHEN - UTILITY/WC - FOUR BEDROOMS - SHOWER ROOM

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Internally

A welcoming vestibule opens into the central hallway, creating an immediate sense of space and flow. To the front, the lounge is a particularly impressive space, enhanced by a large bay window that captures incredible elevated views across Galashiels. The outlook adds a wonderful sense of light and openness, making this a truly special space for relaxing or entertaining.

The dining room provides an excellent setting for family meals and gatherings, with generous proportions and a pleasant outlook over the gardens. The kitchen is stylish and contemporary in design, fitted with modern cabinetry and quality finishes and complemented by a separate utility room with convenient WC.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom enjoys stunning panoramic views over the town towards Gala Hill. The remaining bedrooms offer flexible accommodation for family, guests or home working. A modern shower room completes the upper floor, finished in a clean and contemporary style.

Kitchen

The kitchen is fitted with an attractive range of shaker-style wall and base units offering excellent storage alongside generous worktop space, creating a highly functional layout ideal for both cooking and family life. Large windows draw in natural light and provide a pleasant outlook over the garden, enhancing the sense of openness within the room. Integrated appliances include an induction hob with extractor hood, built-in double oven, fridge freezer and an integrated dishwasher. There is also a separate utility room with additional units for storage and space for a washing machine and tumble dryer.



Shower Room

The shower room is stylishly presented in a contemporary finish, creating a fresh and welcoming space. It is fitted with a modern close-coupled WC and a sleek vanity basin, providing useful storage below. A large shower enclosure houses a mixer shower, offering both practicality and comfort for everyday use. Complemented by tasteful tiling and attractive flooring, the room is finished in neutral tones that enhance the sense of space and light, resulting in a smart and well-appointed addition to the home.

There is also a handy WC on the ground floor.

Externally

The gardens at Braepark are a particular feature of the property, enjoying an elevated position and making full use of the breathtaking panoramic views across Galashiels and the surrounding hills. To the front, the garden is thoughtfully landscaped with areas of lawn, mature shrubs and well-stocked planting beds, creating an attractive approach to the home. The elevated setting enhances both privacy and outlook, while established hedging frames the space beautifully.

The rear garden is generously proportioned and arranged over different levels, offering a wonderful sense of space and seclusion. A large lawned area is bordered by mature trees, hedging and shrubs, providing a private and peaceful setting ideal for families and keen gardeners alike. A greenhouse is positioned to the rear, perfect for those with an interest in home growing. Adjacent to the house, a substantial paved patio provides an excellent outdoor seating and entertaining area, with ample space for garden furniture. Steps lead from the patio up to the main garden, creating a natural flow between spaces.

There is also a detached garage suitable for one car at the front of the property.

Fixtures & Fittings

All fitted carpets, floor covering and integrated appliances are to be included within the sale.

Services

All mains services are present including water, electricity, gas & drainage.

Location

The property is located within the popular town of Galashiels, with direct road links to the A7 and A68 Trunk Roads, and just a 10 minute walk from the train station, offering a journey time to central Edinburgh of less than an hour. There are regular bus services which run daily with bus stops located close to the property on Melrose Road. Galashiels is one of the largest Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. The town was voted as one of the happiest places to live in Scotland 2022. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

Council Tax Band

Council Tax Band F.

Home Report

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

Viewings

Strictly by Appointment Only via James Agent.

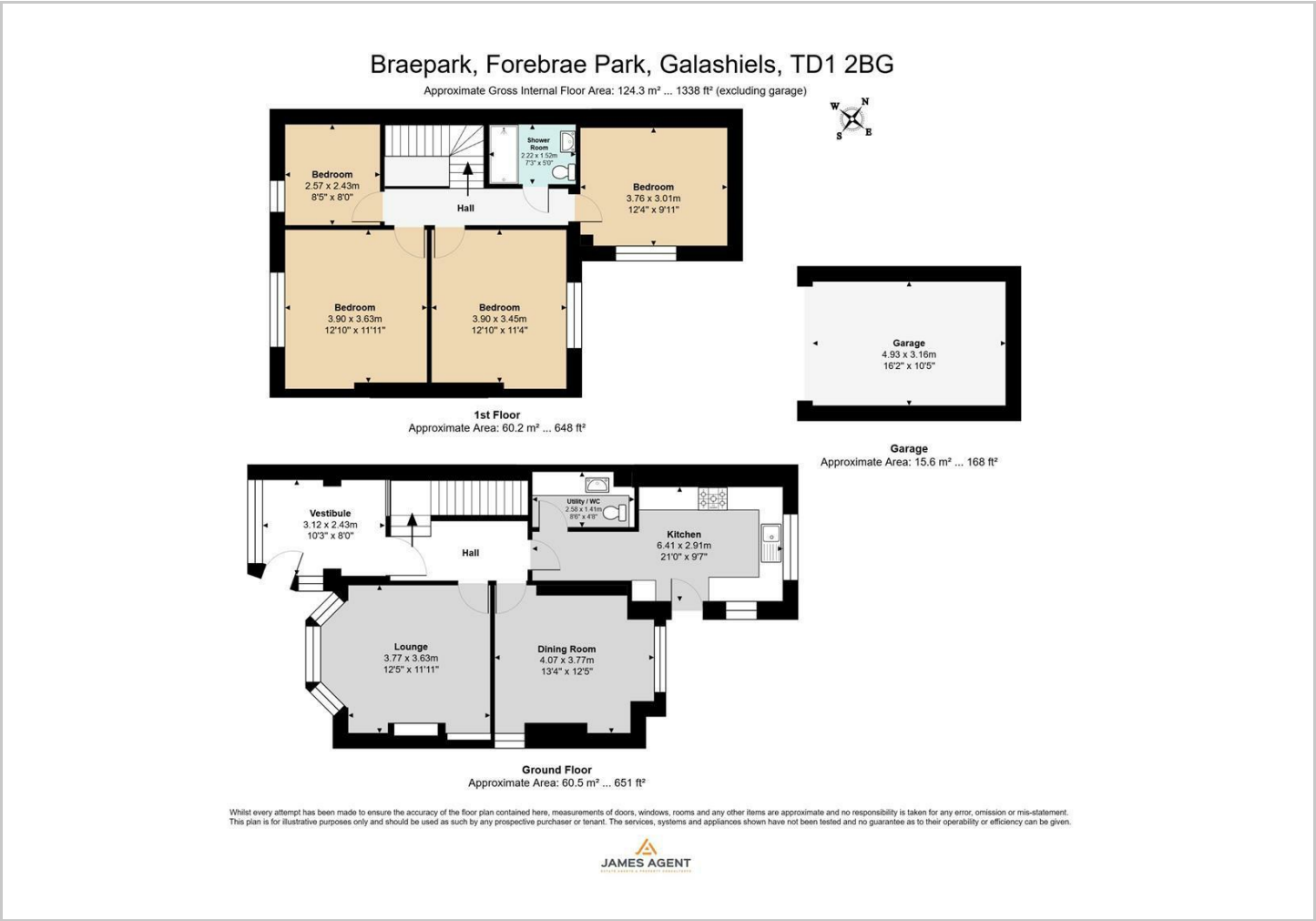
Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and 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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

