



Abilene is a three-bedroom detached house that sits in an elevated position in a desirable residential area of Galashiels. In need of modernisation inside and out, but with excellent potential, the property is accessed down a set of steps from Windyknowe Road. Benefitting from attractive views over the town and from generous garden ground to the front and rear, there is a combination of private parking and on street-parking at street level. 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 comprises three bedrooms, a generous sitting room with dining area, a breakfasting kitchen, a bathroom and a shower room. The property also benefits from excellent storage with wardrobes to all bedrooms, gas fired central heating and double glazing.

Externally, there is private parking at street level, along with additional on-street parking. Two sets of steps lead down a terraced garden to a full width patio to the front, with access to the garden ground at the rear which is mainly laid to lawn.

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:

Abilene 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.

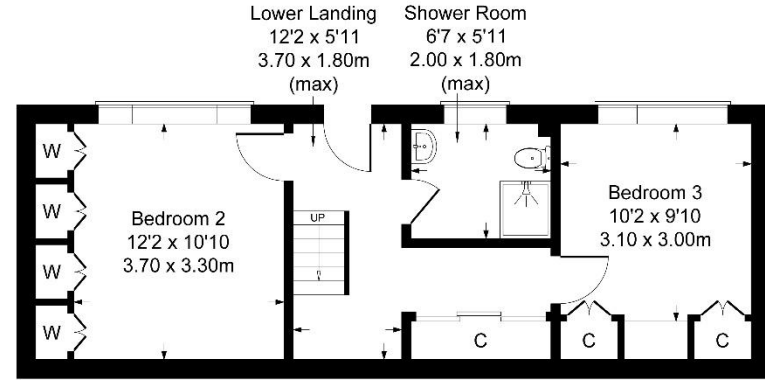
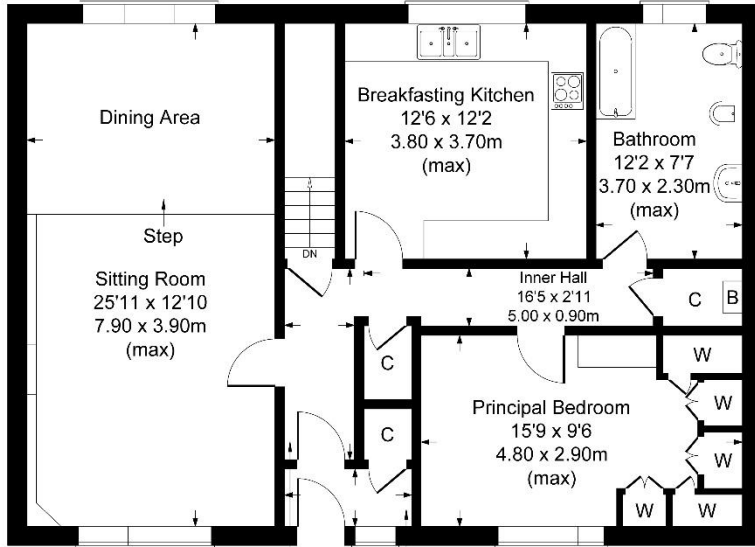
Galashiels has six primary schools, and nearby Melrose is home to St Marys Preparatory School with secondary schooling at Galashiels Academy. The Borders College and Heriot Watt University also have a campus in the town, and there are also a number of churches in the area. The Borders General Hospital,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



Abilene, Windyknowe Road, Galashiels TD1 1RF



GROUND FLOOR

Reception Hall
9'6 x 2'11
2.90 x 0.90m

Vestibule
5'11 x 2'7
1.80 x 0.80m

LOWER GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2026



Directions:

For those with satellite navigation the postcode is: TD1 1RF

From the A68, take the A6091 signposted Melrose and Galashiels. Continue on this road, passing Melrose on your right. Proceed over the three roundabouts, and the River Tweed, into Galashiels, and along the Abbotsford Road. Take the left fork at the second small roundabout onto Church Street, which turns into Scott Crescent. Follow this road until you reach Kirkbrae. Turn left and take the first right onto Windyknowe Road. Proceed forward for about a quarter of a mile and you will come to a turn off for a small cul-de-sac on your right-hand side. Turn in here, bearing left, Abilene sits on the right, down some steps, the 2nd last house from the end.

From the A72 from Peebles, take Wood Street into Galashiels, before turning right onto Woodside Place which turns into Windyknowe Road. Turn left into the aforementioned cul-de-sac, bearing left, Abilene sits on the right, down some steps, the 2nd last house from the end.

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: E

EPC Rating:

Current EPC: D63

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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