





West Acre is the most stunning four-bedroom detached house occupying a charming semi-rural position between the Borders towns of Earlston to the south and Lauder to the north. Set in around 0.8 acres of garden ground with fantastic rural views, the property offers 291 square metres/3132 square feet of versatile family living throughout, whilst sitting in a strong school catchment with strong transport links to Edinburgh via the A68 or by train station at Stow, that runs to Edinburgh which lies around seven miles away.

With superb outside space, there is a detached stable block offers excellent potential to convert to annexed accommodation or large office/studio space, subject to the necessary permissions.

Internally, the bright and beautifully appointed accommodation lies across two levels and comprises four bedrooms, one with a dressing room and ensuite shower room, a further shower room, a library area on the first floor, a sitting room, a family room, an orangery, a spacious open plan breakfasting kitchen with dining area, a utility room, and a downstairs wc. With excellent storage throughout, including the attic with loft ladder, the property also benefits from oil central heating, working fires in the sitting and family room and double glazing.

Externally, the house is set in around 0.8 acres of garden ground with gated entrance leading to the large driveway with plentiful parking, and the detached stable block to the side, with double loose box stable and garage/tack room. The south-facing garden lies predominantly to the front with an extensive lawn bounded by attractive dry-stone walls to all sides, and thoughtfully planted beds and shrubs throughout, whilst providing fantastic views over the rolling countryside and to the Eildon Hills. A particular feature of this superb property is the generous l-shaped patio area, immediately off the orangery with raised beds and plantings providing a spectacular place for more informal entertaining. A small, enclosed garden area to the corner offers a further mystical place to enjoy the views and some peace and quiet.

Edinburgh is easily accessible via the A68, from this location, as are most Border towns. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately seven or so miles away, with the journey from Stow to Edinburgh Waverley being around forty-five minutes.

Edinburgh 35 miles. Earlston 3.5 miles. Galashiels 5.5 miles. Lauder 7.5 miles. Melrose 8.0 miles.

(All distances are approximate)

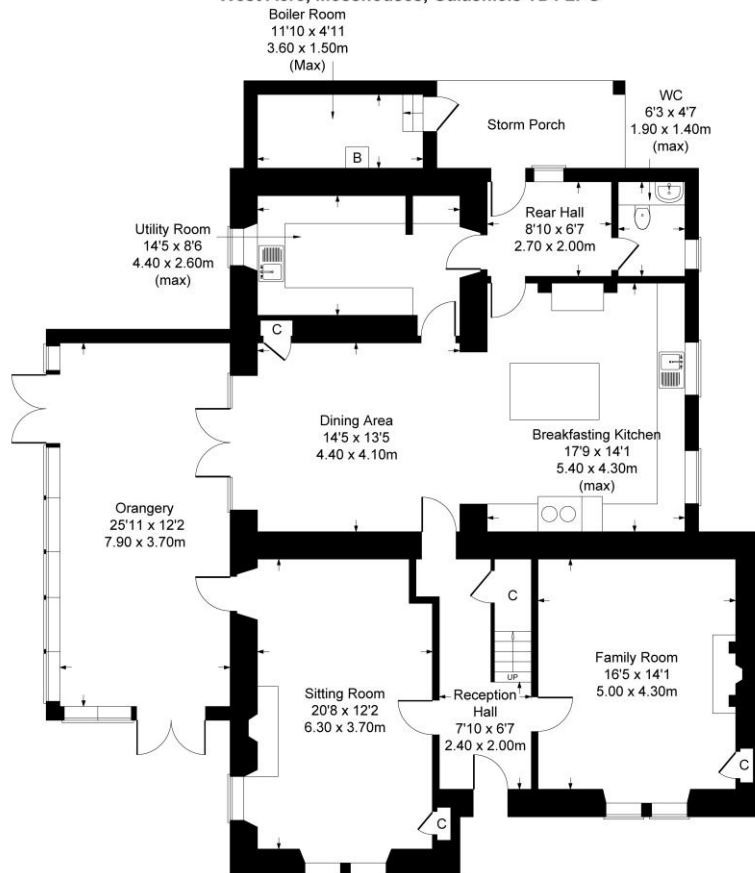
Location:

West Acre is situated in a semi-rural location between Earlston, approximately three and a half miles to the south, and Lauder around seven and a half miles to the north. The ancient Borders town of Lauder, which is situated half-way between the Lammermuir Hills and the River Tweed, is surrounded by beautiful rolling countryside. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarket, coffee shop/art gallery, and a couple of well-known hotels. Earlston also benefits from a number of local amenities, including a petrol station and small supermarket, whilst the thriving old mill town of Galashiels around five and half miles to the south west offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer.

Local tourist attractions include Thirlestane Castle on the southern side of Lauder, nearby Mellerstain House, and Abbotsford House on the outskirts of Melrose. There are also a variety of outdoor pursuits in the area that include fishing, horse riding, golf, mountain biking, shooting and a selection of walks that cross through the Scottish Borders. Local schools include Melrose primary school, Earlston High School and the highly regarded St Mary's preparatory school in Melrose. The Borders General Hospital lies just outside the town of Melrose which is only eight miles away, and West Acre sits in an easily accessible area with Edinburgh in easy reach via the A68, which also provides links to the north of England. The Borders Railway, running from Tweedbank to Edinburgh, also has a stop at Stow which is approximately seven or so miles away.

Edinburgh airport and Newcastle airport, offering a range of destinations are approximately 41 miles and 69 miles away respectively.

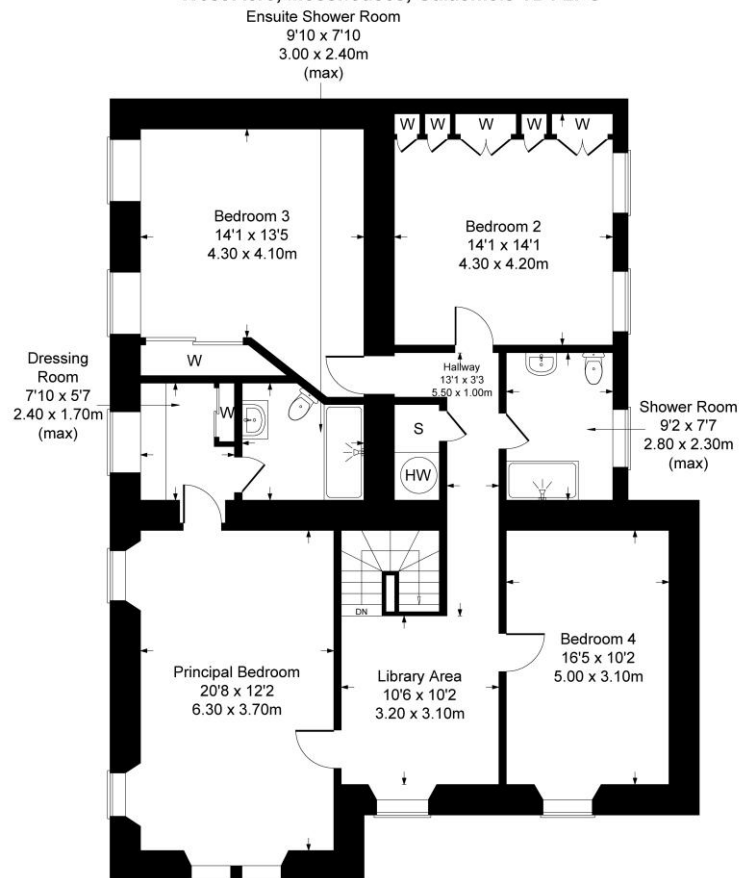
West Acre, Mosshouses, Galashiels TD1 2PG



GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY
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West Acre, Mosshouses, Galashiels TD1 2PG



FIRST FLOOR

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Directions:

For those with satellite navigation the postcode for the property is: TD1 2PG
Coming from Edinburgh take the A68 South, passing through Pathhead, and Lauder. Take the first right after Lauder signposted Blainslie and follow this road for around five miles before taking a right turn signposted Mosshouses and Langshaw. Proceed on this road for just over one and a half miles, and you will come to West Acre which sits on the left-hand side.

From the South, follow the A68 North from St. Boswells and pass over the Ravenswood roundabout. Proceed on the A68 for around two miles and just before you approach Earlstoun turn left signposted Blainslie. Stay on this road for just over two and a half miles and turn left signposted Mosshouses and Langshaw for just over one and a half miles 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, shared private water, septic tank drainage, oil fired central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: F

EPC Rating:

Current EPC: D58

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.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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