



5 Melrose Road, Galashiels, Borders, TD1 2AE



Welcome

Welcome to 5 Melrose Road - a stunning two-bedroom, two-bathroom, ground floor Victorian villa, offering spacious accommodation all on ground floor level. Located in a quiet location but within minutes' walk from the Train Station, an abundance of shopping and all other amenities, in the lovely Borders town of Galashiels. This gorgeous property will make the ideal purchase for professional couples, families, or for those seeking ground floor living in a property which is full of original features with modern twists, charm, and an abundance of opulence and style. Presented in walk-in condition throughout, and providing spacious living accommodation, the property benefits from superb mature wrap around gardens with various spots for entertaining and relaxation, off street parking for several cars, double glazing and gas central heating. This exceptional property is sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Entrance vestibule with Victorian tiled floor and half glass door to the hall
- Reception area with storage
- Superbly spacious and stylish sitting room with bay style front facing window, living flame gas fire and feature surround, cornice, picture rail, and ceiling rose
- Lovely, fitted kitchen with space for dining if required, a range of base, wall, and larder units, movable breakfast island, and integrated appliances
- Principle bedroom with twin front facing windows, cornice, and fitted wardrobes
- Gorgeous family bathroom with four-piece suite, including a standalone Victorian roll-top bath, wc, sink, heated towel radiator, and walk-in shower area
- Inner hall with study alcove
- Guest bedroom with side facing window, and an Edinburgh press
- En-suite shower room with electric shower, wc, sink, and heated towel radiator
- Utility room with a sink, washing machine, and rear garden access
- Double glazing and gas central heating
- Stunning mature garden grounds with various spots for relaxation and entertaining
- Off-street parking for several cars
- Original Victorian Garden store and wooden garden shed





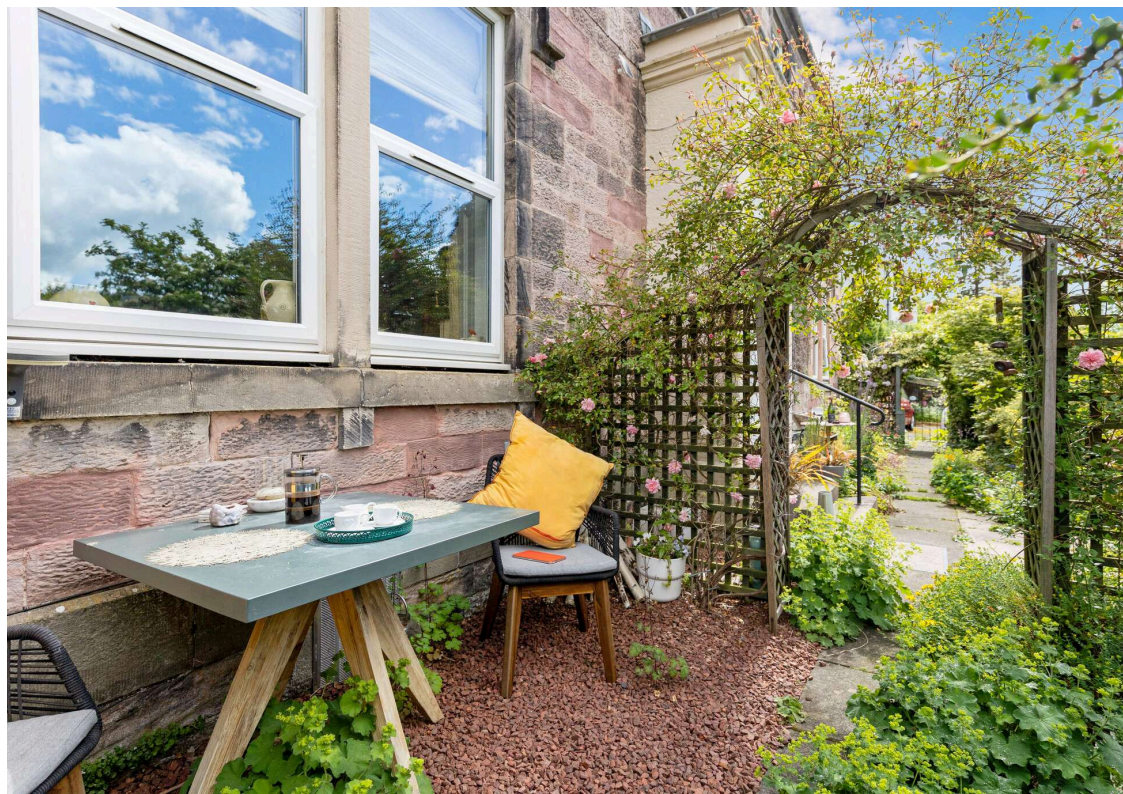


Galashiels

Galashiels is a vibrant town nestled in the heart of the Scottish Borders, renowned for its picturesque surroundings and rich textile heritage. The town offers an excellent range of amenities, including independent shops, supermarkets, cafes, and restaurants, ensuring residents have everything they need close at hand. With highly regarded schools, a modern transport interchange, and regular rail connections to Edinburgh, Galashiels is an ideal choice for commuters and families alike. Outdoor enthusiasts will appreciate the beautiful nearby countryside, perfect for walking, cycling, and exploring, while the town itself hosts a variety of cultural events and sporting activities throughout the year, creating a lively and welcoming community atmosphere.

Extras

All fitted floor coverings, light fittings (excluding the kitchen), blinds where fitted, all integrated appliances and garden shed. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed sold as seen. Other items including white goods may be available by negotiation and are subject to offer.



Get in touch

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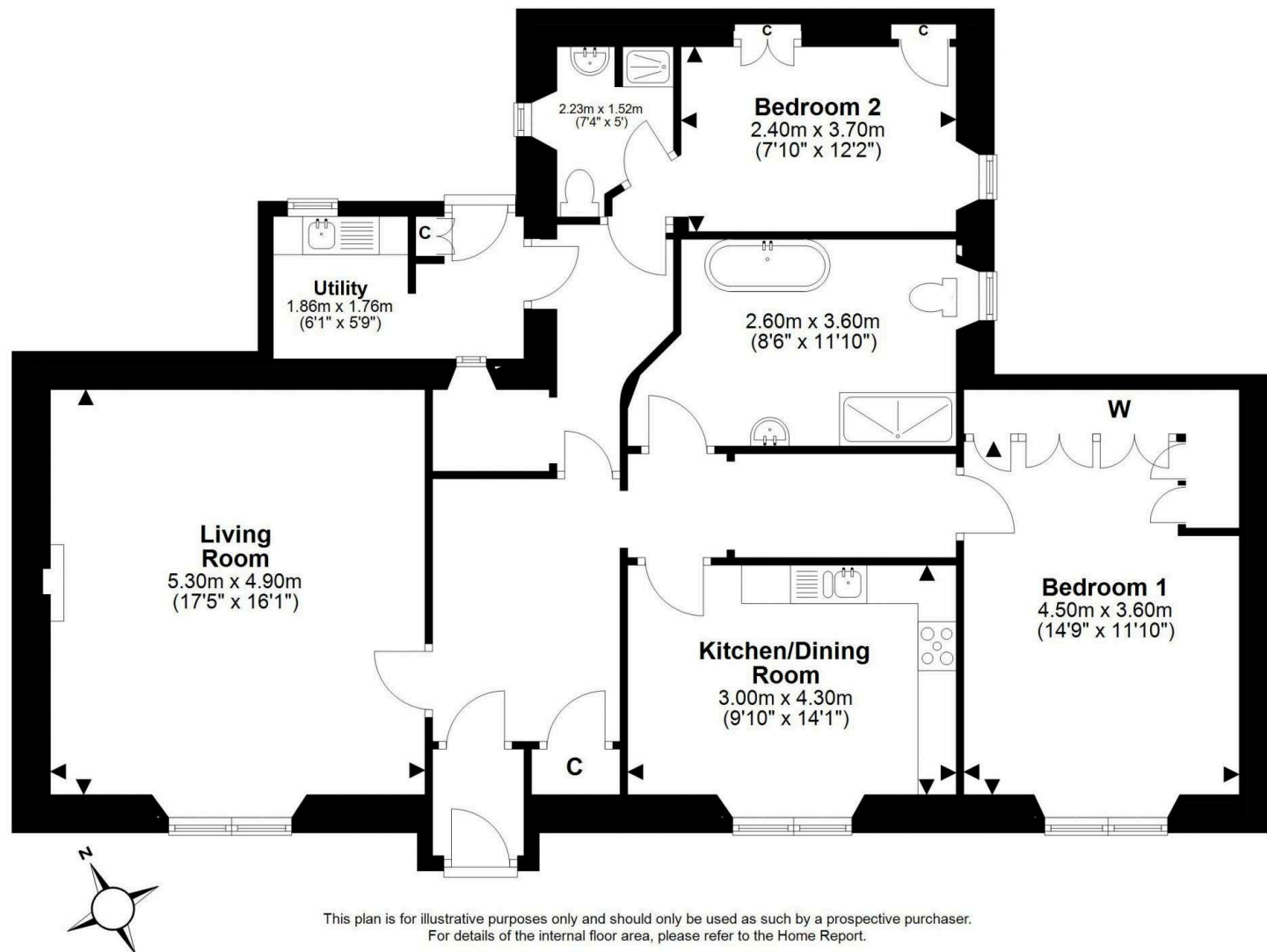
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.