



Hillgarth is an immaculate and charming three-bedroom detached house situated in a popular residential location in the principal Borders town of Galashiels.

Sitting in around quarter of an acre of garden ground, the property also benefits from private driveway parking and large garage, with a number of amenities nearby, including The Great Tapestry of Scotland, and the Borders Railway which runs to Edinburgh, located at the Transport Interchange or nearby Tweedbank which has extensive parking.

Internally, the deceptively spacious accommodation lies across two levels and comprises three bedrooms, a bathroom, a sitting room, a dining room, a kitchen, a conservatory, a utility room and a downstairs wc. A particular feature is the sun porch to the immediate front and side which offers a great space to sit out. With excellent storage the house also benefits from gas fired central heating and double glazing. Externally, the property sits in an unusually large plot and benefits from private driveway parking to the front of the generous sized garage, with workshop space. With wrap around decking, accessed from the utility room and off the front entrance you have a lovely area for more informal entertaining. The remaining garden ground is a fabulous array of shrubs, trees, fruit trees with a network of paths, and lawn areas with feature drystone walls. Enclosed by hedging to all sides there is also a fair degree of privacy everywhere.

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:

Hillgarth 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.

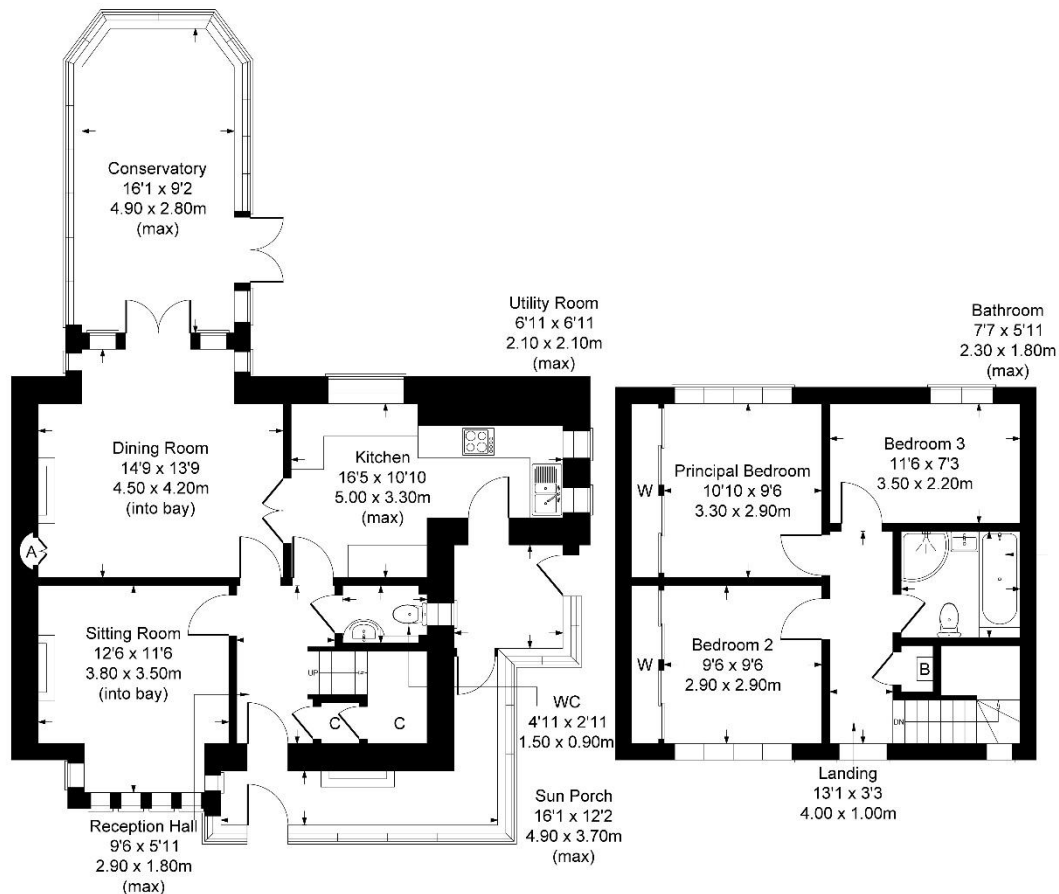
Galashiels has six primary schools, and nearby Melrose is home to St Marys Preparatory School with secondary schooling at Galashiels Academy. The Borders College and Heriot Watt University also have a campus in the town, and there are also a number of churches in the area. The Borders General Hospital,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



Hillgarth, Abbotsford Terrace, Galashiels TD1 3BZ



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2026



Directions:

For those with satellite navigation the postcode for the property is: TD1 3BZ
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. Proceed forward on Abbotsford Road, over a small roundabout, before taking an immediate left turn onto Abbotsford Terrace. Continue up the hill, and as you bear right onto Oatlands Terrace you will come to Hillgarth on your right-hand side, the last house on the right.

From the A7 (going South) travel through Galashiels, signposted Hawick, follow the road out of Galashiels, over two roundabouts and past Tesco and up Braw Lads Brae to the small roundabout onto Abbotsford Road. Proceed forward over the roundabout along Abbotsford Road, and before reaching the next small roundabout turn right onto Abbotsford Terrace 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, mains water, mains drainage, gas central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: E

EPC Rating:

Current EPC: D60

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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