





**Wilderbank House is an impressive and substantial ground floor apartment situated in a popular residential area of the Borders town of Galashiels. Forming the major part of a large detached Victorian property, which was built in the mid-19<sup>th</sup> Century for the Brown family, who were mill owners in the town, it was converted in the 1950's. The property also benefits from a one-bedroom annexe named Guest Cottage which is a fabulous addition to the existing accommodation.**

**Within walking distance of the Borders Railway station, which runs to Edinburgh, the property occupies a private setting with a lovely garden, and views across the town to Blaikie's Hill.**

**A particular feature of the property is the original, impressive large marble fireplace, along with the size of the rooms which are of excellent proportions, with high ceilings and an abundance of period features which include original doors, sash and case windows, wood panelling and corning throughout, as well as the fantastic cellar space.**

**Internally, the main living space lies across the one level and comprises four bedrooms, one with a shower, a family bathroom, a sitting room, a dining room, a breakfasting kitchen, an Amdega conservatory and a separate wc. A stunning vestibule with Blenheim tiled floor opens into a spacious and welcoming reception hall with a striking carved fireplace, and the backbone of this property. Stone steps lead off the hall down into the lower ground floor and into a selection of cellars which offer excellent potential as a hobby or workspace, internal storage or could be converted into proper rooms, subject to the necessary consents. They really are a fabulous addition to this lovely home.**

**Externally, the property is accessed by a shared driveway which leads to the house and round to Guest Cottage, which is a one-bedroom conversion of the old coach house and provides excellent annexed accommodation or additional income stream. With a sitting room, kitchen, shower room, and a bedroom accessed up an original wooden staircase it also has back door access leading to a small patio at the rear.**

**Situated within charming grounds there is a superb lawn, with the generous conservatory overlooking the garden and leading onto the patio from where to enjoy the sunshine and informal entertaining.**

**There are beautifully presented and well stocked borders with an attractive beech hedge as a backdrop, with access into the shared woodland, vegetable garden and drying green plus two log stores. A brick path leads down to a further path which leads round to the detached timber garage and back into the garden. An external stone-built store sits adjacent to the Guest Cottage and is ideal for storing gardening equipment.**

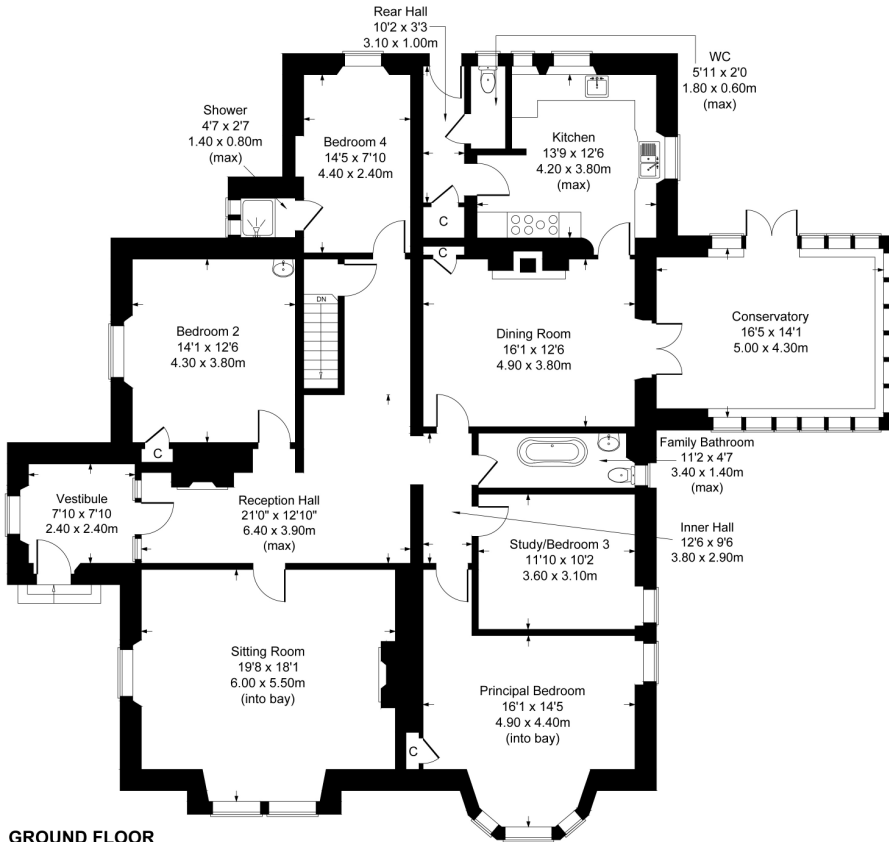
**Most Border towns can be reached from this central location, with the A7 having direct routes to Edinburgh and Carlisle is immediately available, as well as the Borders Railway which only make this region more and more accessible.**

**Melrose 5 miles Selkirk 6 miles Edinburgh 32 miles Tweedbank 2 miles**

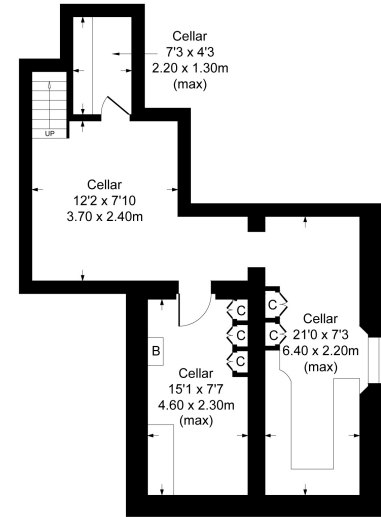
**(all distances are approximate)**

# Wilderbank House, Kirkbrae, Galashiels TD1 1NJ

Approximate Gross Internal Area  
2777 sq ft - 258sq m



GROUND FLOOR



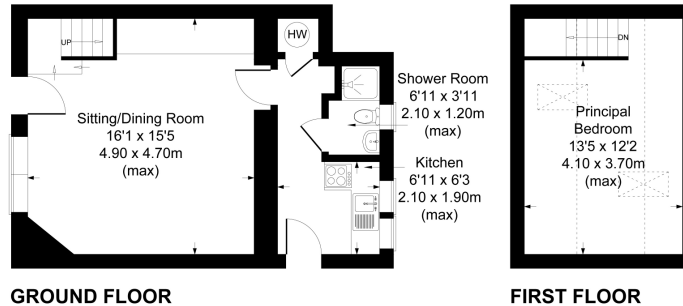
LOWER GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2019

**Wilderbank House, Kirkbrae, Galashiels TD1 1NJ  
(Guest Cottage)**

Approximate Gross Internal Area  
560 sq ft - 52sq m



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**Location:**

Wilderbank House 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 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 new Transport Interchange built primarily around the new 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 that runs from Tweedbank to Edinburgh, with the aforementioned station in the town. There is also a busy bus service which runs from the Interchange, lying 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.





### Directions:

For those with satellite navigation the postcode for the property is: TD1 1NJ  
Coming from the East, proceed into Gala along the A7 and onto the Abbotsford Road. Bear left onto Church Street, onto Scott Crescent which leads to Scott Street and onto Gala Park. At the junction of Gala Park and Kirkbrae proceed straight over onto Kirkbrae and follow the road to the end and go through the pillars. Pass Mayfield House on your left and go up the drive which leads up to Wilderbank House. The entrance to the flat is to the front on the right, as is the parking for Wilderbank House.

Coming from the West, proceed into Galashiels along the A72 and on entering Island Street, turn right onto Hall Street, which becomes Kirkbrae and turn right before the Galashiels Nursing Home on the corner and proceed onto Kirkbrae and follow the above directions.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale. The overmantel in the hall, the Georgian cupboard in the sitting room and the salmon weather vane are specifically excluded from the sale.

#### Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: F

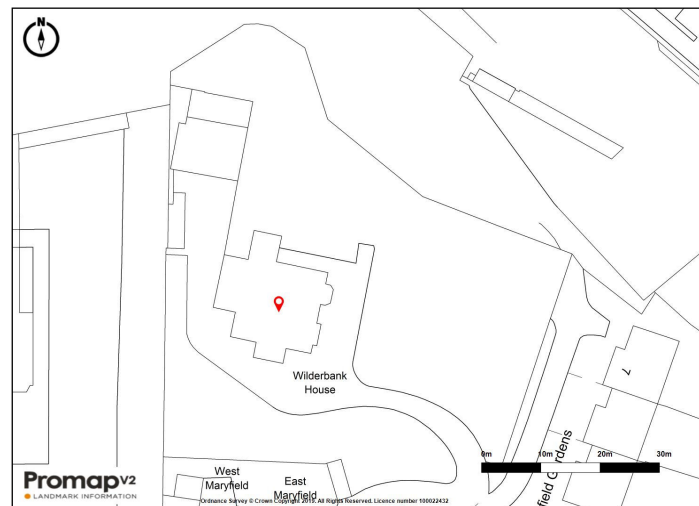
#### EPC Rating:

Current EPC: D64

#### 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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