



Flat D, Newfaan Isle is a spacious three-bedroom flat full of the most fabulous period features and striking views back towards the Eildon Hills. Only a short distance from the new Borders Railway, there are stations at both Galashiels and Tweedbank which run to Edinburgh.

Built in 1887, the main accommodation lies across the ground floor and includes the original cellars. Of particular note, is the most welcoming entrance vestibule with mosaic tiles, lead and etched glass detailing, leading into a large dining hall with ornate cornicing, freize-work and timber panelling. The size of the rooms, in this charming property, with tall windows and high ceilings also provide excellent natural light.

Internally, the property comprises three double bedrooms, (one with ensuite bathroom and a dressing room), a further bathroom, a dual aspect sitting room, a dining hall, a kitchen, and a utility room. There is also a basement housing three cellar rooms which offer excellent storage, or potential as a hobby space or workshop.

The property sits within large grounds, with private driveway parking to the front for several cars, and a lawn area with a variety of shrubs, rhododendrons and a specimen sequoia. There are patio areas to the side and rear plus a garden shed and greenhouse.

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

Melrose 3 miles Selkirk 5.5 miles Edinburgh 33 miles Tweedbank 2 miles.

(All distances are approximate)

Location:

Flat D, Newfaan Isle 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.

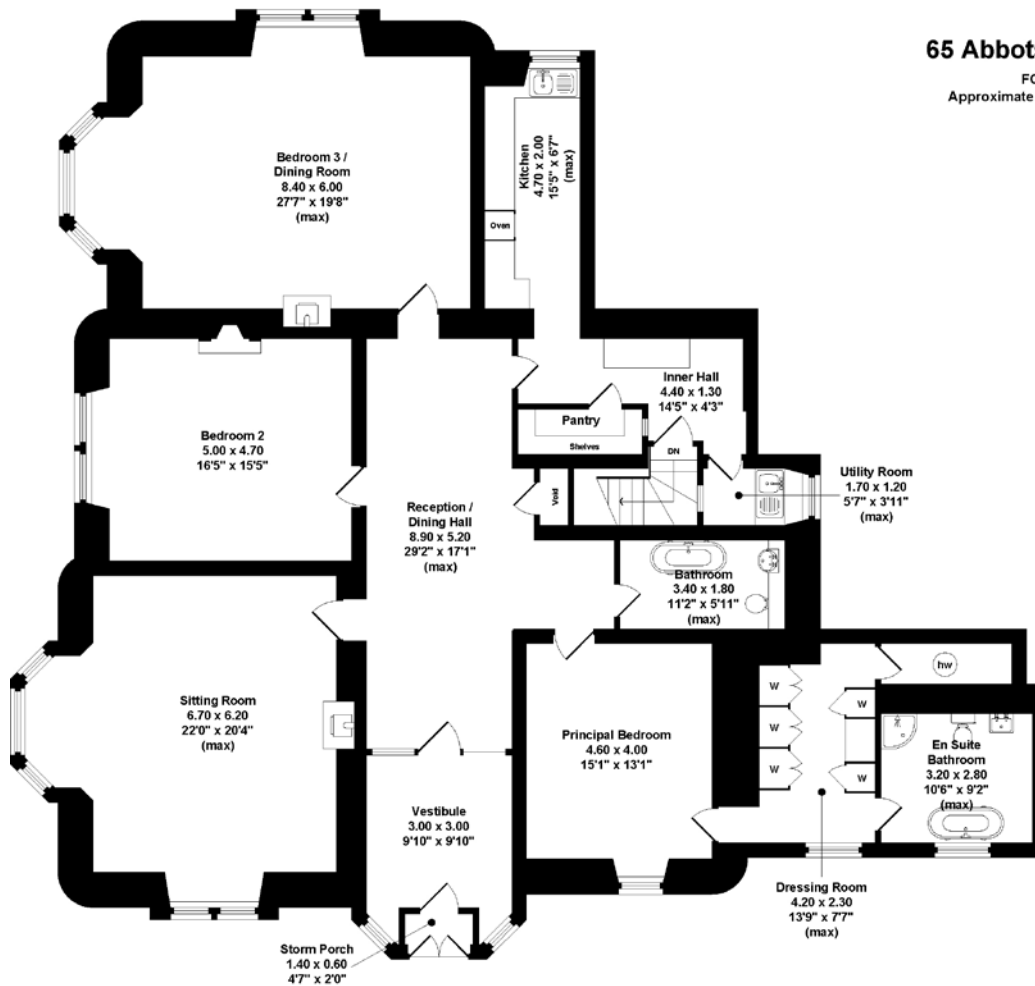
Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which recently opened and runs from Tweedbank to Edinburgh, with the aforementioned station 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.

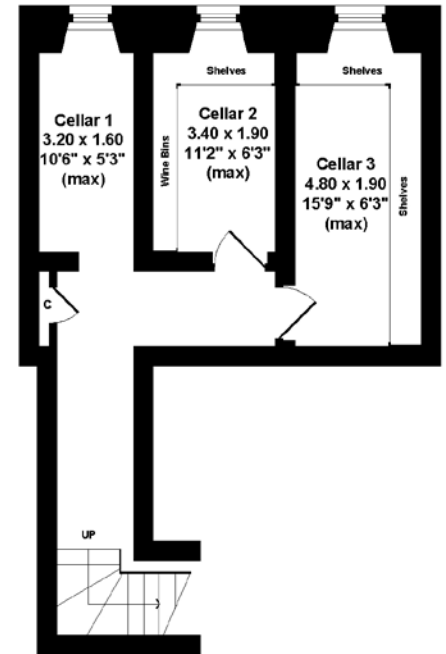


Flat D, Newfaan Isle **65 Abbotsford Road, Galashiels, TD1 3HN**

FOR IDENTIFICATION ONLY - NOT TO SCALE
 Approximate Gross Internal Area (excl basement): 243m² (2,615sqft)
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Ground Floor



Basement



DIRECTIONS:

For those with satellite navigation the postcode for the property is: TD1 3HN

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 take the first left onto Abbotsford Road, effectively turning back on yourself. Continue on this road for approximately 350 yards and you will reach the entrance to Newfaan Isle on your left, immediately after a red sandstone lodge house.

From the A7 (going South) travel through Galashiels, signposted Hawick, follow the road out of Galashiels, turning onto the Abbotsford Road, which is the last turning on the right, before the large roundabout and follow the above directions. If entering from the A7 (North) take the first left turning onto the Abbotsford Road as you enter Galashiels, 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, septic tank drainage, gas central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: F

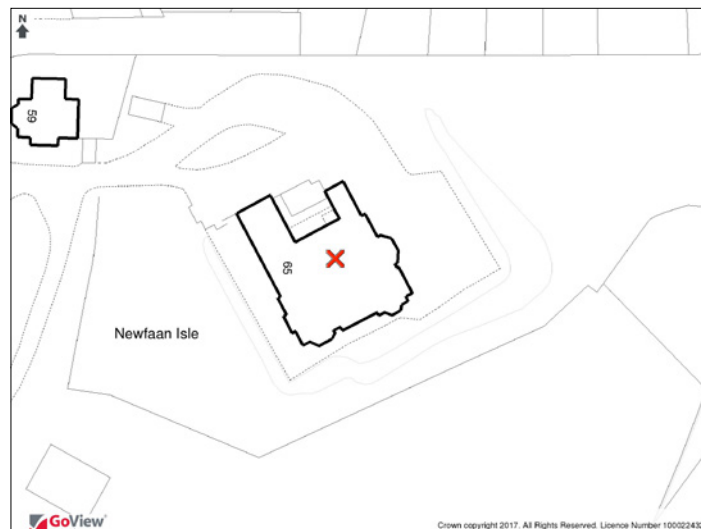
EPC Rating:

Current EPC: D65

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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