



Tor-Feu is the most charming and unique three/four-bedroom double upper flat situated in an elevated position overlooking the principal Borders town of Galashiels. Only a short distance from the Borders railway station which runs to Edinburgh, it has fabulous views and a superb backdrop onto Buckholm Hill.

The versatile configuration provides a flexible and spacious home, but with the possibility of a self-contained one bedroom flat, on the second floor.

Internally, the current accommodation comprises three main bedrooms, two bathrooms, a sitting room, a dining room, a large dining kitchen, and a family room/bedroom four with kitchenette off. There is also good storage throughout the property with fitted wardrobes in the bedrooms, and a wood burning stove in the sitting room.

Externally, the garden provides a charming outside space with a variety of borders and terraced areas from where to enjoy the sun. Accessed directly from the dining kitchen it provides an excellent space for outdoor entertaining. In addition, the property benefits from a double garage, and a separate single garage with workshop, plus a parking space and a gated parking bay, providing excellent storage or hobby space.

Only a short distance from the town centre, with all amenities close at hand including the aforementioned railway station and transport interchange, the property is situated in a very accessible location with excellent access to Edinburgh and other Border towns via the A7.

Edinburgh 36 miles. Tweedbank 1.5 miles. Melrose 3.5 miles Peebles 21 miles

(All distances are approximate)

Location:

Tor-Feu is located in 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.

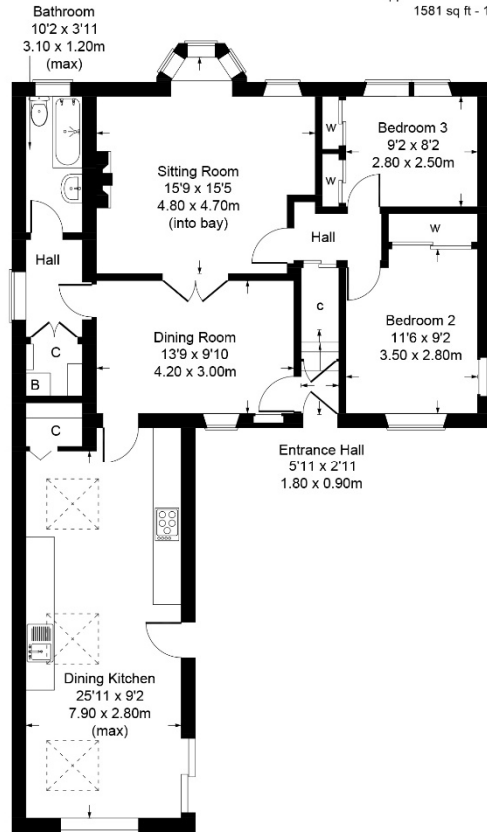
Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which recently opened and runs from Tweedbank to Edinburgh, with the aforementioned station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

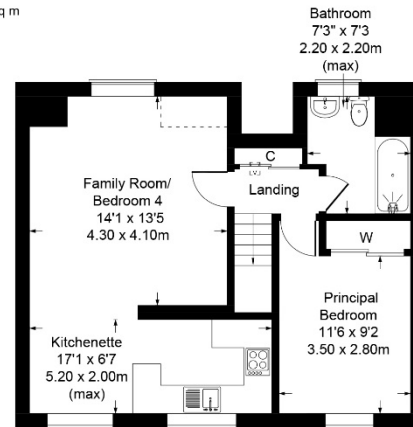


Tor-Feu, 138 Halliburton Place, Galashiels TD1 2JH

Approximate Gross Internal Area
1581 sq ft - 147 sq m



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2019



Directions:

For those with satellite navigation the postcode is: TD1 2JH

From the East, approach Galashiels from Melrose and proceed into the heart of Galashiels on the Abbotsford Road (A7). Proceed down Braw Lads Brae and over the first roundabout, taking the first left on the next roundabout beside ASDA and onto Currie Road. Turn left again at the next roundabout and pass the Transport Interchange at the train station and over the small roundabout, and proceed through the traffic lights and over a further roundabout onto High Buckholmside (A7). Keep going along Magdala Terrace and take the 2nd turning on the right onto Glendinning Terrace. Proceed up the road for about two hundred yards and you will come to two garages on your right-hand side, plus a further one beyond which you can park in front of. Take the path down and into the pedestrian gate on your right.

From the A7 (going South) travel through Stow and then on to Galashiels. As you enter Galashiels on the A7, you proceed onto Magdala Terrace turn left onto Glendinning 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: C

EPC Rating:

Current EPC: D56

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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