



Smithy House is a well-presented four-bedroom detached house situated in the charming rural village of Blainslie. Only two and a half miles from the much sought-after Borders Town of Lauder, which is commutable to Edinburgh via the A68, or by train from the station at Stow, that runs to Edinburgh, which lies approximately eight miles away.

Located in an excellent school catchment with strong transport links this flexible family home had planning permission to create a stunning property which has since lapsed, but could be easily re-instated subject to the necessary permissions.

The current accommodation, which has had some recent modifications including a new boiler, fuse board and replacement dormer roof, lies across two floors and comprises four double bedrooms, a family bathroom, a sitting room, a breakfasting kitchen, and a conservatory/porch to the front. With excellent storage throughout, the property also benefits from oil central heating and double glazing.

Externally, the property has a drop-in parking space to the front of double gates providing further parking to the front of the garage and beside the charming stone-built Bothy which offers an excellent studio or hobby space, complete with power and lighting. There is also a further drop-in parking space to the side of the house which is particularly useful. The large garden is a real feature of this property, and is mainly laid to lawn, with patio area to the front of the porch/conservatory, providing an excellent space for more informal entertaining. A substantial detached garage offers further parking or use as a workshop area, along with a garden shed allowing for additional external storage.

Edinburgh is easily accessible via the A68, as are most Border towns. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately eight miles away, with the journey from Stow to Edinburgh Waverley being around forty-five minutes.

Edinburgh 30 miles. Earlston 4.0 miles. Stow 8.0 miles. Lauder 2.5 miles. Melrose 9.5 miles.

(All distances are approximate)

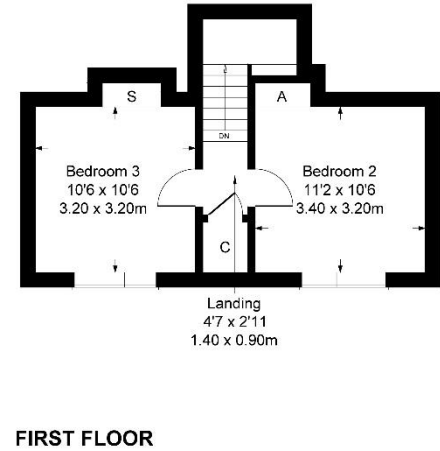
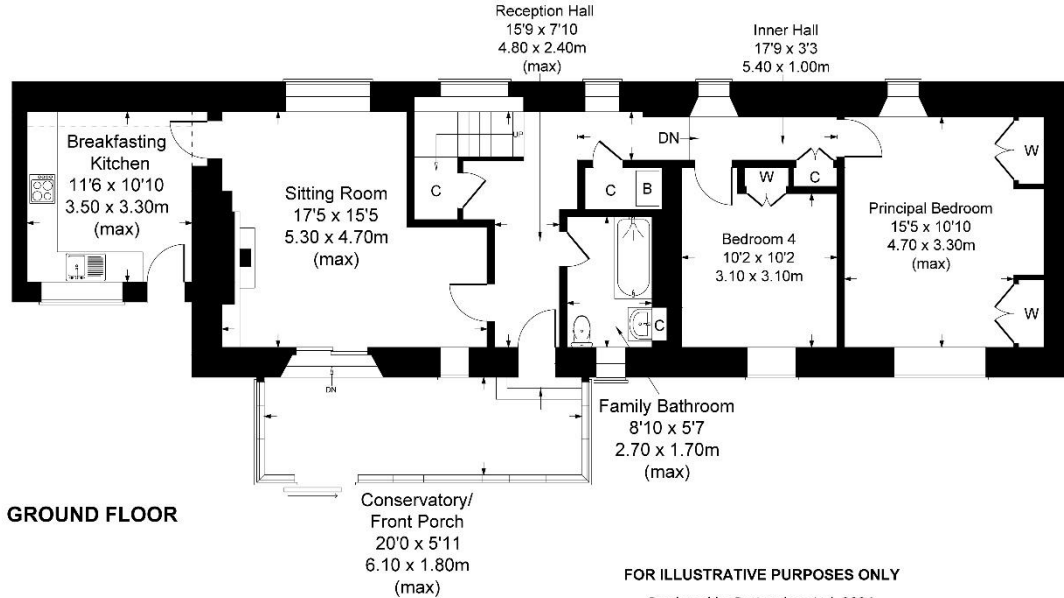
Location:

Smithy House is situated in the small village of Blainslie, only two and a half miles from the ancient Borders town of Lauder, which is situated half-way between the Lammermuir Hills and the River Tweed, and is surrounded by beautiful rolling countryside. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarket, coffee shop/art gallery, and a couple of well known hotels. The thriving old mill town of Galashiels ten miles to the South West offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer.

Local tourist attractions include Thirlestane Castle on the southern side of Lauder, nearby Mellerstain House, and Abbotsford House on the outskirts of Melrose. There are also a variety of outdoor pursuits in the area that include fishing, horse riding, golf, mountain biking and a selection of walks that cross through the Scottish Borders. Local schools include the Lauder primary school, which has recently been built, the highly regarded St Mary's preparatory school in Melrose, and Earlston High School. The Borders General Hospital lies just outside the town of Melrose which is only nine and a half miles away, and Lauder sits in an easily accessible area with Edinburgh in easy reach via the A68, which also provides links to the north of England. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately eight miles away.



Smithy House, Nether Blainslie, Galashiels TD1 2PR



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Directions:

For those with satellite navigation the postcode for the property is: TD1 2PR
Coming from Edinburgh take the A68 South, passing through Pathhead, and Lauder. Take the first right after Lauder signposted Blainslie and follow the road for approximately two miles. On reaching Blainslie, you will come to a right turn, and Smithy House is immediately on that corner with the red telephone box adjacent to the property. Turn right into the village and you can park in the driveway on the left.

From the South, follow the A68 through Earlston and continue North. Pass over the bridge over the River Leader and take the first left, signposted Blainslie. Proceed forward, bearing right and turn right at the junction, and after approximately half a mile you will come to Blainslie. Pass the left turn for The Croft and immediately before the left turn into Blainslie is Smithy House with the red telephone box adjacent to the property. Turn left into the village and park in the driveway on the left.

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, oil fired central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: D

EPC Rating:

Current EPC: F38

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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