

Top Floor Flat, Wilderbank House, Kirkbrae, Galashiels



Top Floor Flat, Wilderbank House is a bright and spacious first floor three-bedroom flat in a popular residential area of the large Borders town of Galashiels. Forming part of a large and impressive detached property, which was built in the mid-19th Century for the Brown family, who were mill owners in the town, it benefits from striking views over Galashiels and towards the Eildon Hills. Only a short distance from the Borders Railway station, which runs to Edinburgh, local amenities are close at hand as are most Border towns.

A particular feature of the property is the size of the rooms which are of excellent proportions, with high ceilings and some charming period features. The accommodation lies across a split level with a small internal staircase and generous reception hall and landing. Internally, the living space comprises three main bedrooms, a wet room, a bathroom, a large sitting room with dining area, a dining kitchen, and a separate wc. There is also good storage throughout and ladder access to the attic.

The property is accessed by a shared driveway and sits within large grounds, with parking and two garages which are particularly useful. The garden sits pre-dominantly to the front, with additional garden ground to the side, which is mainly laid to lawn with attractive shrubs, hedges and trees. There is also a stone outhouse, ideal for storing garden 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)**

Location:

Top Floor Flat, 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.

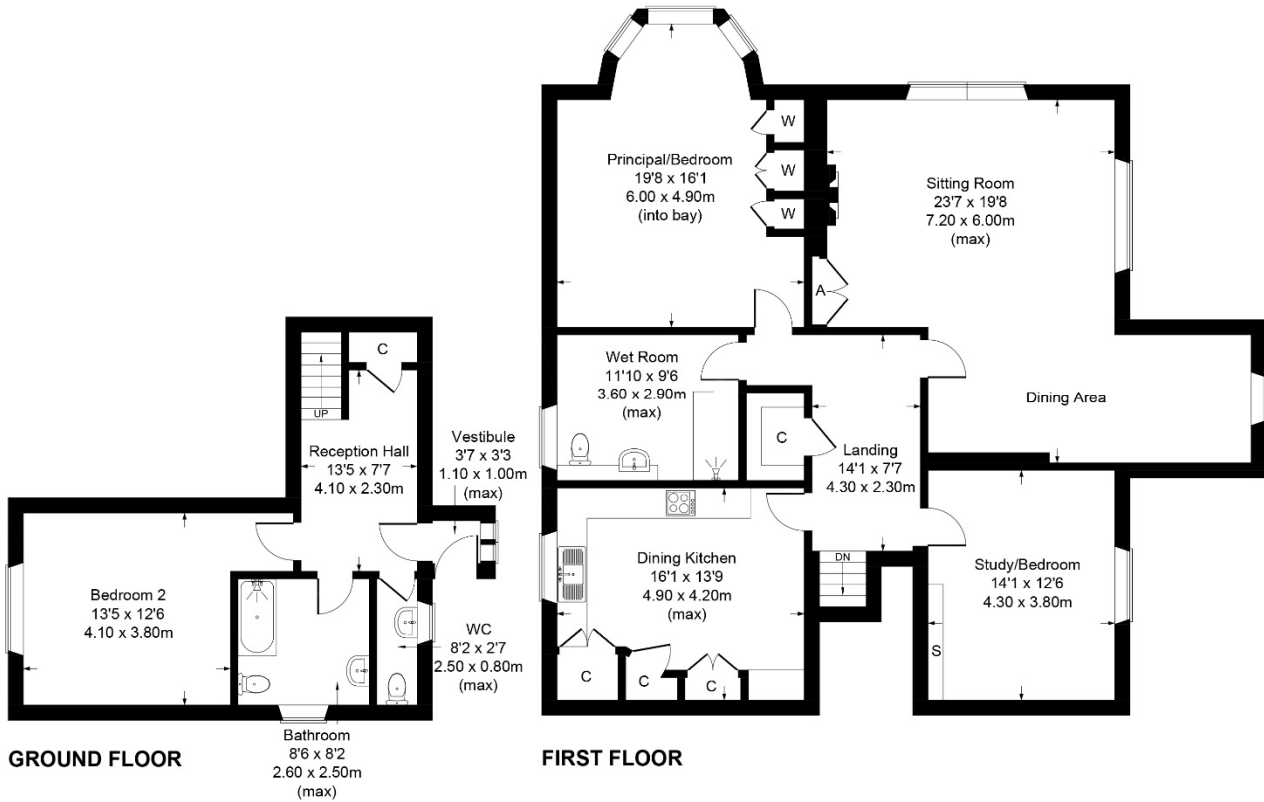
Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway that runs from Tweedbank to Edinburgh, with the aforementioned station in the town. There is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



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Approximate Gross Internal Area
1868 sq ft - 174 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2018



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 round to the rear up some stone steps.

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.

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: 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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