



**Carolsyde is the most charming and deceptively spacious four/five-bedroom terraced property, which lies across three levels and is reminiscent of an old townhouse boasting a number of period features. Situated on the western side of Galashiels it is a short distance from the Borders Railway station which runs to Edinburgh.**

**Internally, the accommodation comprises four main bedrooms, a family bathroom, bedroom 5/study, a sitting room, a family room, a dining kitchen, a utility room and a shower room on the ground floor. There is good storage through the property and the period features include original doors, banisters, and cornicing.**

**Externally, there is a small front garden, with a very useful vennel to the side providing access to the most attractive rear garden which backs on to the Gala Water, which is a particular feature. There is a lean-to greenhouse, and summer house plus lawn, border planting and decked patio area. An external store attached to the main property also provides excellent additional storage.**

**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:**

Carolsyde 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.

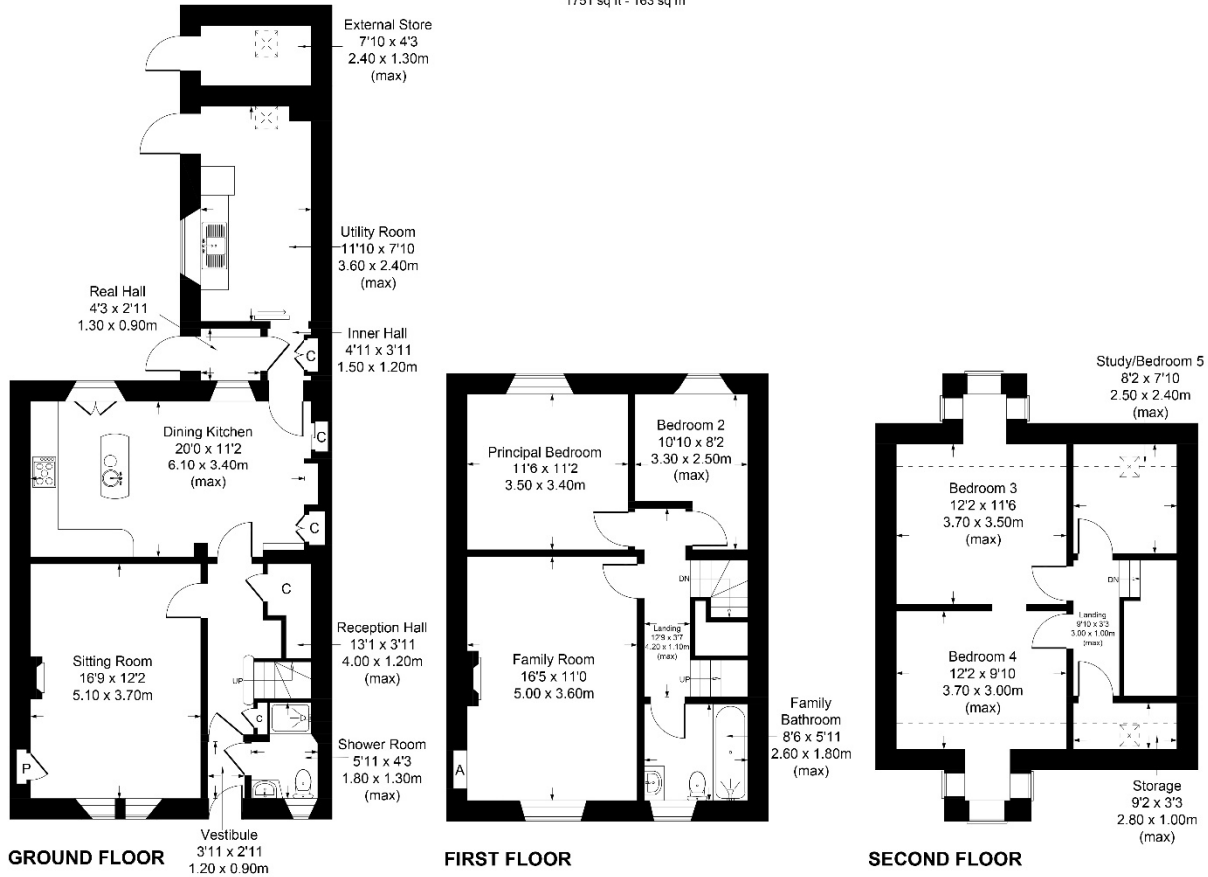
Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which recently opened and runs from Tweedbank to Edinburgh, with the aforementioned station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



# Carolsyde, 38 Wilderhaugh Street, Galashiels TD1 1PW

Approximate Gross Internal Area  
1751 sq ft - 163 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2018



## Directions:

For those with satellite navigation the postcode is: TD1 1PW

From Melrose follow the signs for Galashiels and proceed over the three roundabouts, and the River Tweed, into Galashiels, and along the Abbotsford Road. Continue onto Braw Lads Brae, and turn left onto Albert Place and along Bank Street, onto High Street and following the signs for the A72 to Peebles which takes you out along Island Street which turns into Wilderhaugh Street. Carolsyde sits on your right hand side in the middle of a row of terraced houses.

From the A7 (going South) travel into Galashiels on the A7 which is High Buckholmside and at the roundabout turn right onto Bridge Place, bearing right onto Island Street, following the signs for the A72 to Peebles, and follow the aforementioned 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: D61

### 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.



Macpherson Property, 3 St. Dunstons Lane,  
Melrose, Scottish Borders TD6 9RS

Tel: 01896 820 226

Email: [enquiries@macphersonproperty.co.uk](mailto:enquiries@macphersonproperty.co.uk) Web: [www.macphersonproperty.co.uk](http://www.macphersonproperty.co.uk)