



Crofthead is a spacious double-upper flat forming part of a larger detached property with striking views over Galashiels. Only a short walk from the Borders Railway station, which runs to Edinburgh, local amenities are close at hand as are most Border towns.

Lying across three levels, the property offers spacious accommodation with four bedrooms, two of which are attic bedrooms, providing a charming home with great transport links.

Internally, the property comprises two main bedrooms, an ensuite shower room, a bathroom, a sitting room, a kitchen, a dining room, two attic bedrooms, a further shower room plus a wc on the ground floor.

The property sits within large grounds, with a private driveway and parking to the front of a single garage. The garden sits predominantly to the front and is a particular feature of this property with large lawn, pond and attractive borders. There is extensive storage by way of a summer house, shed and store.

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 new Borders Railway which only make this region more and more accessible.

**Kelso 10 miles. Edinburgh 40 miles. Melrose 5 miles. Tweedbank 6.5 miles.
(All distances are approximate)**

Location:

Crofthead 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.

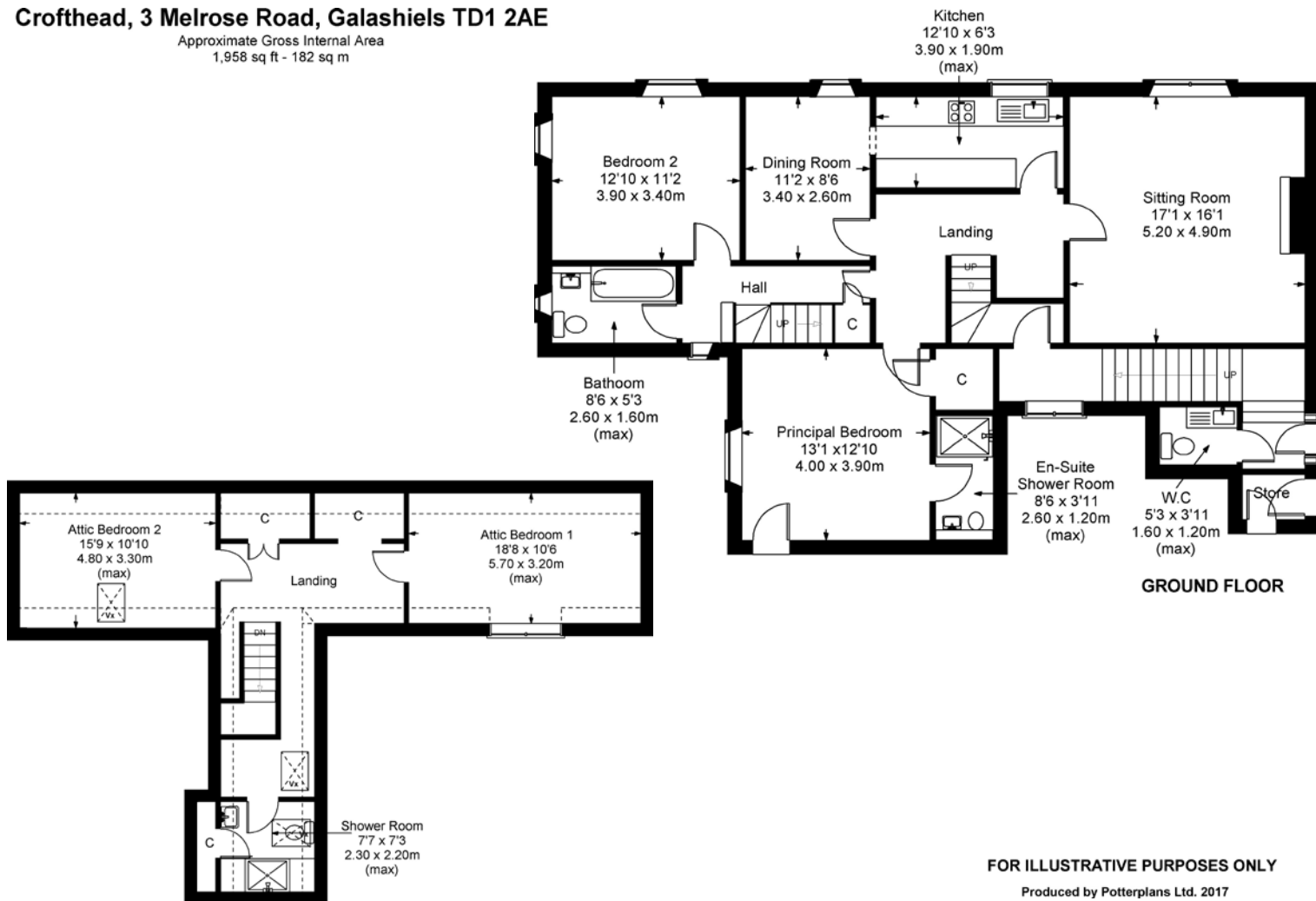
Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which recently opened and runs from Tweedbank to Edinburgh, with the aforementioned station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



Crofthead, 3 Melrose Road, Galashiels TD1 2AE

Approximate Gross Internal Area
1,958 sq ft - 182 sq m



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DIRECTIONS:

For those with satellite navigation the postcode for the property is: TD1 2AE

From Melrose take the B6374 on the northern banks of the River Tweed and follow this road into Galashiels. Continue forward along Melrose Road and as you approach Station Brae, turn right onto High Road (B6452), and take first right turn onto Wylie's Brae. The entrance into Crofthead is first on the right.

From Edinburgh take the A7 into Galashiels. As you approach High Buckholmside, turn left onto the High Road (B6452). Follow this road to the end, and take the last left into Wylie's Brae, before reaching Melrose Road, 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: E48

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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