



Staithees, 99 Melrose Road, Galashiels

Staithees is a very well presented three-bedroom semi-detached house situated on the Northern fringes of the principal Borders town of Galashiels.

Dating from the 1930s, the property has a wealth of period features throughout, with flexible living over two floors, including an attic space which has been plastered and floored offering opportunity to extend, subject to the necessary permissions.

Internally, the house comprises three bedrooms, two bathrooms (one ensuite), a sitting room, a dining room and a breakfasting kitchen.

Externally, there is a private driveway, leading to the detached garage, with workshop area.

To the front lies a lawn with borders with a tiered garden at the rear with raised decking.

Most Border towns can be reached from this central location, and the A7 with direct routes to Edinburgh and Carlisle is immediately available. The proposed new rail-link, due to open in the Summer of 2015 and running from Tweedbank to Edinburgh, with a stop in Galashiels only a short walk away will make this region more and more accessible.

Melrose 5 miles Selkirk 6 miles Edinburgh 32 miles Tweedbank 2 miles
(all distances are approximate)



LOCATION:

Staithe sits on the Northern fringes of the principal Borders town of Galashiels, which is rich in history and has a wide variety of shops, restaurants, hotels and supermarkets. Asda, Tesco, Next, Marks & Spencers and Boots all have stores here, and there are a variety of other High Street names available in the town. There is primary and secondary schooling within the town, with St. Mary's Preparatory School located in nearby Melrose. Local tourist attractions include Old Gala House, Abbotsford House, and Melrose Abbey, with a variety of outdoor pursuits which include walking, horse riding, mountain biking, shooting, fishing on the River Tweed, golf, and rugby. Within easy reach of Edinburgh, Galashiels is reached by the A7, and with the A68 located just beyond Melrose there is excellent access to most Border towns and the North of England.

The proposed new rail-link, due to open in the Summer of 2015 and running from Tweedbank to Edinburgh, with a stop in Galashiels only a matter of minutes away will make this region more and more accessible.

DESCRIPTION:

Access to the property is via the main front door which leads into the vestibule which opens into the hall via the most lovely door with 'sunburst' detailing. The hall is most welcoming and has an understair cupboard, wood detailing and coloured leaded glass to the front.

The sitting room lies on the right which is bright and spacious with feature window, gas fire with wooden mantelpiece and a charming period leaded glass display cabinet with cupboard under. Adjacent to the sitting room is the dining room, also with display cabinet, a window to the rear and a fitted carpet.

The breakfasting kitchen, which is fully fitted has plentiful worksurface and built-in breakfast bar. An external door leads to the side of the house and the garage, and integrated appliances include a fridge, freezer, dishwasher, washing machine and a tumble dryer.

A staircase with fitted carpet, and a most unusual triangular window at half height, leads to the spacious first floor landing. A glazed cupola opens into the attic space, which has been floored and plastered and offers potential to extend or add a ramsay ladder, depending on proposed use. There is also an airing cupboard which houses the boiler.

There are three double bedrooms on this floor with bedroom three and two overlooking the front and rear respectively. The second bedroom has fitted wardrobes, as does the principal bedroom which also benefits from an ensuite shower room with shower in glazed cubicle and wash hand basin. Adjacent to bedroom two is the main bathroom with wc, wash hand basin, and full height tiling around the bath which has a shower over the bath and glazed screen.

Staithe is well presented throughout with a wealth of period features which are such a unique feature. Double glazed throughout with fitted floor coverings and gas central heating the house should be viewed to be appreciated.

OUTSIDE:

There is a private driveway, leading to parking in front of the detached garage, which offers excellent storage space and a workshop area.

To the front of the property lies a lawn with borders to the side and a rockery leading up to the patio running the width of the property, immediately outside the front door. There are a variety of semi mature trees and hedging, also to the front and sides.

A gravel path leads up the side of the house to the tiered garden at the rear which, can be easily maintained and benefits from feature raised decking which is ideal for informal entertaining and barbecues.

There is also a garden shed and a greenhouse which is included in the sales price.

DIRECTIONS:

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

From Melrose take the B6374 on the northern banks of the River Tweed and follow this road into Galashiels. Continue forward along Melrose Road, passing Dalgleish Car Dealership on your right hand side, and approximately two hundred yards along on your right you will come to Staithe (Number 99) on your right. There is a number on the wall.

From Edinburgh take the A7 into Galashiels. As you approach High Buckholmside, turn left onto the High Road (B6452). Follow this road until you get to the junction onto the Melrose Road and turn left here. Proceed along this road for approximately half a mile, and Staithe (Number 99) lies on your left hand side. There is a number on the wall.

FURTHER INFORMATION:

HOME REPORT:

A Home Report is available on this property. Please contact the selling agent for access to a copy.

FIXTURES AND FITTINGS:

Only items specifically mentioned in the particulars of sale are included in the sale.

SERVICES:

Mains electricity, mains water, mains drainage, mains gas, telephone (subject to regulations).

OUTGOINGS:

Council Tax Band Category: D

EPC RATING:

Current EPC: E49

VIEWINGS:

Strictly by appointment with the selling agents.

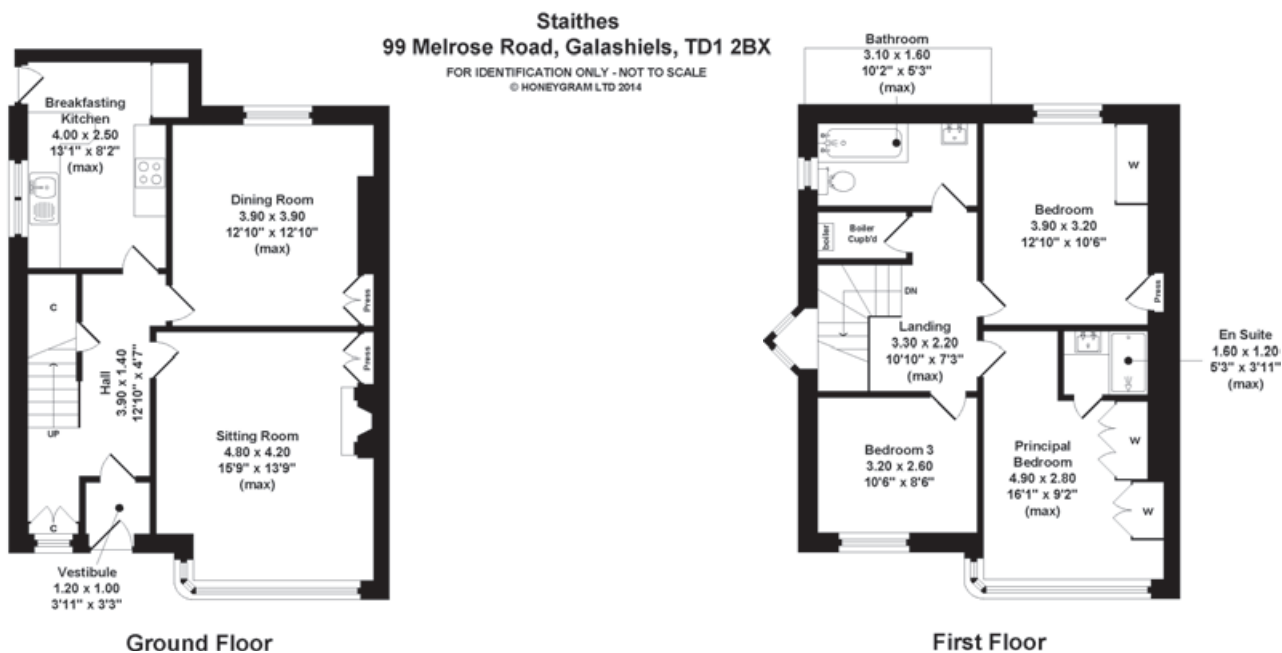
OFFERS:

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. The seller reserves the right to accept any offer at any time. A closing date may be set, and all genuinely interested parties are advised to instruct their solicitor to note interest with the selling agents immediately after inspection, so they can be advised should a closing date be set.

SOLICITORS:

Pike & Chapman, 36 Bank Street, Galashiels TD1 1ER
Contact: William Windram Telephone: 01896 752 379 Fax: 01896 754 439

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