



## Stunning 5 Bedroom Home For Sale in Galashiels



### Information de l'agent

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Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 722,061.01

### Location

Pays:	Royaume-Uni
Adresse:	Paterson Street
Indicatif régional:	TD1 3DD
Soumis:	28/07/2023
Description:	Stunning 5 Bedroom Home For Sale in Galashiels Scotland

Esales Property ID: es5553720

### Property Location

WHINFIELD, PATERSON STREET,  
GALASHIELS,  
SCOTTISH BORDERS,  
TD1 3DD

Offers Over £535,000 UK Pounds ( Currently Under Offer )

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living,



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Scotland is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Whinfield is a substantial, stone-built five-bedroom detached family home situated in a popular residential area of the principal Borders town of Galashiels.

Built in 1881 for the Dorward family of Galashiels, who were local mill owners in the town, this spacious and flexible family home benefits from the most charming period features including original doors, windows, cornicing, etched glass and wood detailing. The extensive garden grounds are a particular feature, along with extensive driveway parking and a separate garage.

With a large number of amenities nearby, including The Great Tapestry of Scotland, it is only a ten-minute walk from the Borders Railway which runs to Edinburgh, located at the Transport Interchange or nearby Tweedbank.

Internally, the accommodation lies over two levels and comprises five bedrooms, an ensuite shower room, a family bathroom, a sitting room, a dining room, a dining kitchen, a utility room and a downstairs wc. There are two entrances to the rear, and the main front door, which opens onto a full-width patio overlooking the substantial garden. The property also benefits from gas fired central heating, and a large attic with loft ladder access allowing excellent storage or extension possibilities.

Externally, there is a large driveway offering parking for several cars, plus a garage, accessed off Paterson Street. With access down both sides of the house, to the fabulous garden with full-width patio area directly outside the sitting and dining room it offers an excellent space for informal entertaining. There is a large lawn, with flower beds and mature shrubs and trees in abundance creating a private and enviable outside space. A water feature leads down to a pond and another area of garden with raised vegetable beds and a greenhouse. A useful lean-to garden shed and external store provides useful external storage.

With all amenities close at hand including the aforementioned railway station, with most Border towns being reached from this central location, and the A7 located nearby having direct routes to Edinburgh and Carlisle.

Melrose 2.5 miles Selkirk 7 miles Edinburgh 35 miles Tweedbank 2.0 miles (all distances are approximate)

EPC : F26

Council Tax Band : G

Location:

Whinfield sits in a popular residential area 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 The Great Tapestry of Scotland, which has recently opened, 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 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.

#### Directions:

For those with satellite navigation the postcode is: TD1 3DD

From the A68, take the A6091 signposted Melrose and Galashiels. Continue on this road, passing Melrose on your right. Proceed over the three roundabouts, and the River Tweed, into Galashiels, and proceed forward over the small roundabout. Take the 2nd left turn, opposite the fire station, onto Paterson Street and the entrance to Whinfields is the third gate on the left, fifty yards up.

From the A7 (going South) travel through Galashiels, signposted Hawick, follow the road out of Galashiels, which is the Abbotsford Road, and turn right, opposite the fire station, onto Paterson Street, which is before the small roundabout and follow the above directions.

#### ABOUT THE AREA

The Scottish Borders town of Galashiels is situated just over 30 miles south of Edinburgh, on the Gala Water river. The town grew rapidly in the 19th century with the textile industry, and many woollen mills were built in the town employing thousands of people.

Today Galashiels is one of the largest of the Scottish Borders towns, with a population of just over 12,000 people, and it's a popular starting point for visitors to the area, thanks to the Borders Railway from Edinburgh. Galashiels is often misspelled as Galashiels, and less commonly misspelled as Galasheils or Galasheilds.

The famous writer Sir Walter Scott is known throughout the world, but he made his home in the Scottish Borders at Abbotsford House.

Abbotsford – Located just outside Galashiels, Abbotsford has undergone a multi-million-pound restoration. As well as the house itself there's now a new visitor centre and the Ochiltree's Cafe where you



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can enjoy lunch or afternoon tea while enjoying stunning views of the house. There's also 120 acres of land and gardens to explore including beautiful walks beside the River Tweed.

Bank Street Gardens – In the centre of Galashiels, Bank Street is home to a range of independent shops. On the opposite side of the road, you'll find Bank Street Gardens – a small area of land which is beautifully laid out and planted to provide a riot of colour in the summertime. Not an attraction worth making a special journey to visit – but a very pleasant part of town to see while you're here.

## MAiN FEATURES:

- 240m<sup>2</sup> of living space
- 2000m<sup>2</sup> plot approx
- 5 Bedrooms
- 3 Bathrooms
- Private Garden
- Private Parking
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Scotland
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com
- Spacious Five-Bedroom Family Home
- Large Garden Grounds
- Period Features
- Garage
- Railway Station Nearby
- Gas Fired Central Heating

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## Links to Local Attractions

<https://www.kelso-races.co.uk/>

And racecourses at Musselburgh and York

<https://bestfishingscotland.co.uk/>

<https://www.alamy.com/stock-photo/border-ride-out.html?sortBy=relevant>

<https://www.broomhill-ridingcentre.co.uk/>

And many other riding schools

<https://www.muirfield.org.uk/>



<https://roxburghe-golf.com/en/greenfees>

<https://www.torwoodleegolfclub.co.uk/>

<https://www.bisleyshooting.co.uk/our-grounds-bisley-sporting-group/bisley-long-siberia-surrey/clay-shooting-lessons/>

<https://bordergunsandtackle.co.uk/>

## Commun

Chambres:	5
Salle de bains:	3
Pied carré fini:	240 m <sup>2</sup>

## Utility details

Heating:	Oui
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## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL:	<a href="https://www.youtube.com/embed/6rmkPhJ4aWs?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/6rmkPhJ4aWs?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX4.693.284
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