



9 Thistle Court is an immaculately presented three-bedroom top floor apartment located in a modern block that is situated in a popular residential area of the principal Borders town of Galashiels. Only a short distance from the town centre, which benefits from a station on the Borders Railway that runs from Tweedbank to Edinburgh, there is also excellent access to Edinburgh and other Border towns via the A7.

Internally, the bright and spacious accommodation lies one level and comprises three bedrooms, an ensuite shower room, a bathroom, a sitting room, and a breakfasting kitchen. With generous storage, the apartment benefits from gas fired central heating and double glazing throughout.

Externally, the property benefits from off-street residents parking in the courtyard below.

With all amenities close at hand including the aforementioned railway station and access to the A7, the property is situated in a very accessible location, and would make an ideal primary or secondary home.

Edinburgh 36 miles. Tweedbank 1.5 miles. Melrose 3.5 miles Peebles 21 miles

(All distances are approximate)

Location:

9 Thistle Court is situated 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.

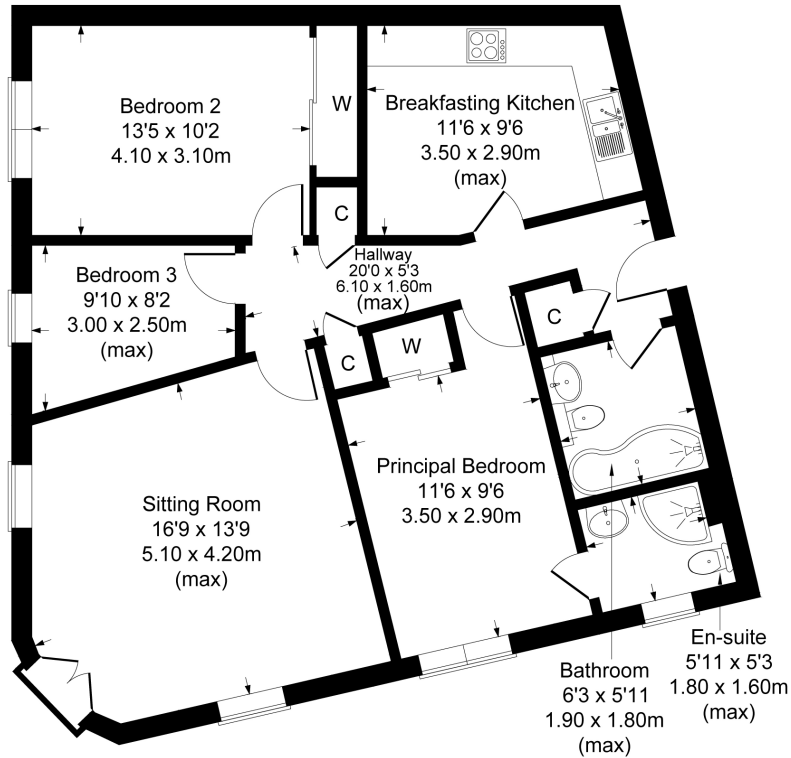
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 39.5 miles and 68 miles away respectively.



9 Thistle Court, Stanley Street, Galashiels TD1 1HY

Approximate Gross Internal Area

959 sq ft - 89 sq m



SECOND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2020



Directions:

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

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 along the Abbotsford Road. Take the left fork at the second small roundabout onto Church Street, which turns into Scott Crescent and subsequently into Scott Street. Turn left at Balmoral Place and first right onto Meigle Street. Proceed along and as you come to Stanley Street on your right you will see the block of apartments on the corner of Stanley Street and Thistle Street. The main door into the block is on Stanley Street.

Coming from Peebles, take the A72 into Galashiels. Proceed into the centre of the town and on reaching Island Street turn right onto Hall Street. Go up the hill and turn left onto Gala Park, and first right onto Victoria Street. Turn left onto Thistle Street and you will come to the apartment block on your left on the corner of Stanley Street.

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: B

EPC Rating:

Current EPC: B82

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 Web: www.macphersonproperty.co.uk