



46 Broom Drive is an immaculately presented three-bedroom, end-terrace house situated in an elevated position on the Eastern fringes of Galashiels with lovely views across to the Eildon Hills.

With a large number of amenities in the centre of the town, the property benefits from an enclosed garden to the front and on-street parking immediately beside the house. The Borders Railway also has stations at either Tweedbank or Galashiels closeby which offer excellent accessibility to Edinburgh.

Internally, the accommodation lies across two levels and comprises three bedrooms, a shower room, a sitting room, and a dining kitchen. With excellent storage in the attic, including a useful utility cupboard, the property also benefits from gas central heating and double glazing providing a warm and comfortable home.

Externally, the property has a charming, south-facing enclosed garden to the front accessed from the dining kitchen, along with access via a garden gate to the side. With artificial grass, and a summer house there is a full-width patio which is ideal for more informal entertaining. There is plentiful on-street parking adjacent to the property within the cul-de-sac.

Most Border towns can be reached from this central location, with the A7 located nearby having direct routes to Edinburgh and Carlisle, along with the Borders General Hospital which is on the fringes of Melrose plus the aforementioned Borders Railway making this region more and more accessible for all.

Melrose 2.5 miles Selkirk 7 miles Edinburgh 35 miles Tweedbank 2.0 miles

(all distances are approximate)

Location:

46 Broom Drive sits in an elevated position on the Eastern side of the principal Borders town of Galashiels with a population of 12,000, which 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 Transport Interchange built primarily around the 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 the newly built 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.

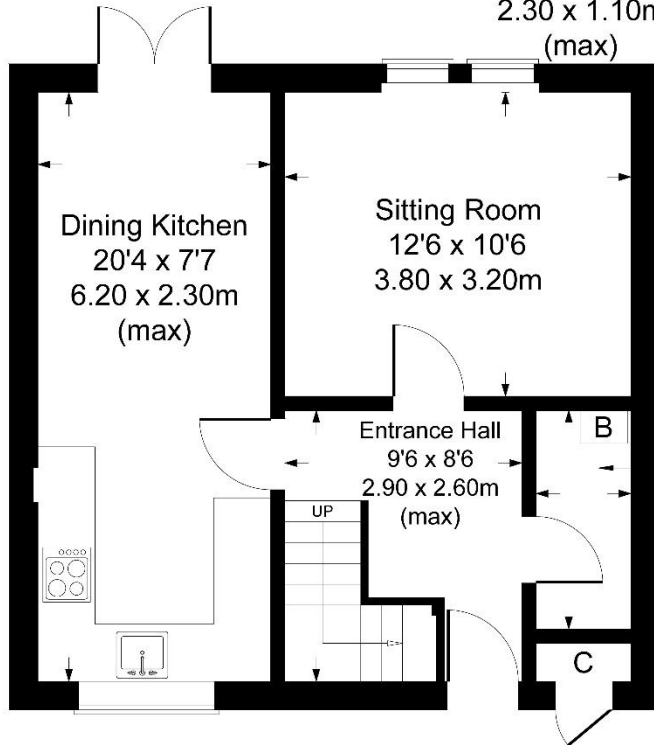
Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with the aforementioned station in the town. There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

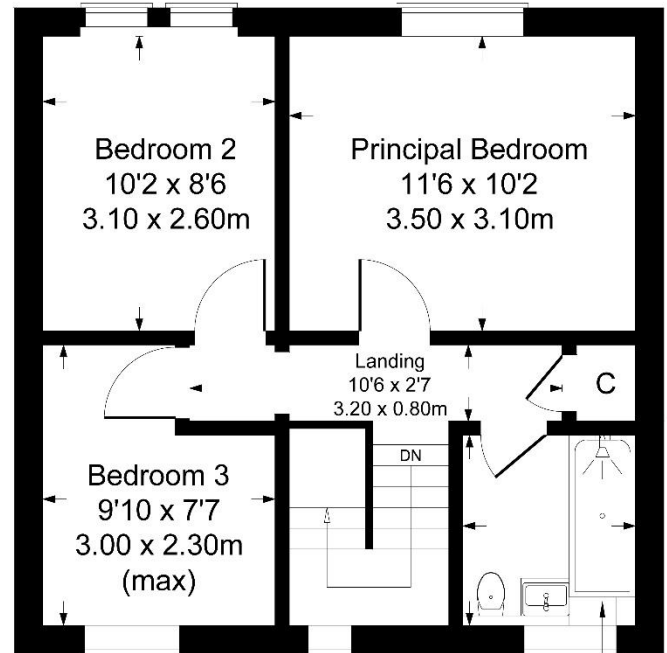


46 Broom Drive, Galashiels TD1 2LU

Utility Cupboard
7'7 x 3'7
2.30 x 1.10m
(max)



GROUND FLOOR



FIRST FLOOR

Shower Room
6'7 x 6'3
2.00 x 1.90m
(max)

FOR ILLUSTRATIVE PURPOSES ONLY

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Directions:

For those with satellite navigation the postcode for the property is: TD1 2LU
Coming from the North take the A68 through Earlston until you reach the roundabout at the junction with the A6091. Take the second turning signposted Melrose and Galashiels and continue past Melrose to the next roundabout then take the third exit onto the B6360 and the first left down and over the River Tweed onto the B6374. Follow this road into Galashiels, taking a right onto Hawthorn Road. Proceed up the hill and turn left onto Broom Drive, following the road all the way up to the cul-de-sac at the end. The block of properties sits immediately in front of you with on-street parking available. Number 46 is the first house in the block.

Alternative route could be via the A7, into Galashiels and taking the Melrose Road East out of Gala and taking a left turn onto Hawthorn Road and following 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: A

EPC Rating:

Current EPC: C75

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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