



**10 Abbotslea is an immaculately presented three-bedroom house located in Tweedbank, which lies halfway between the Borders towns of Melrose and Galashiels.**

**With a particularly spacious garden the property is situated in a popular residential area, only a short distance from the Borders Railway, which runs from Tweedbank to Edinburgh, and is a notable feature of this desirable location.**

**Internally, the house lies across two levels and comprises three bedrooms, an ensuite shower room, a further shower room, a sitting room, a dining kitchen, and a conservatory. There is excellent storage throughout the property, and with a bedroom and a shower room on the ground floor it provides excellent versatile accommodation, with gas fired central heating and double glazing.**

**Externally, the property has private driveway parking for two to three cars. There is an attractive, well-laid out garden to the front, which provides a charming outlook from the conservatory. The enclosed garden to the rear is spacious and benefits from extensive raised decking with water feature, a timber built home office/craft shed/summerhouse with power and lighting, and plentiful areas to sit out and enjoy more informal entertaining. A number of flower beds are well stocked and there is a generous greenhouse and garden shed, which provide useful storage.**

**Edinburgh is easily accessible via the A68, or the A7 with most Borders towns readily available from this central location, as well as via the aforementioned Borders Railway.**

**Edinburgh 41 miles. Galashiels 2.5 miles. Melrose 2.5 miles  
(All distances are approximate)**

#### **Location:**

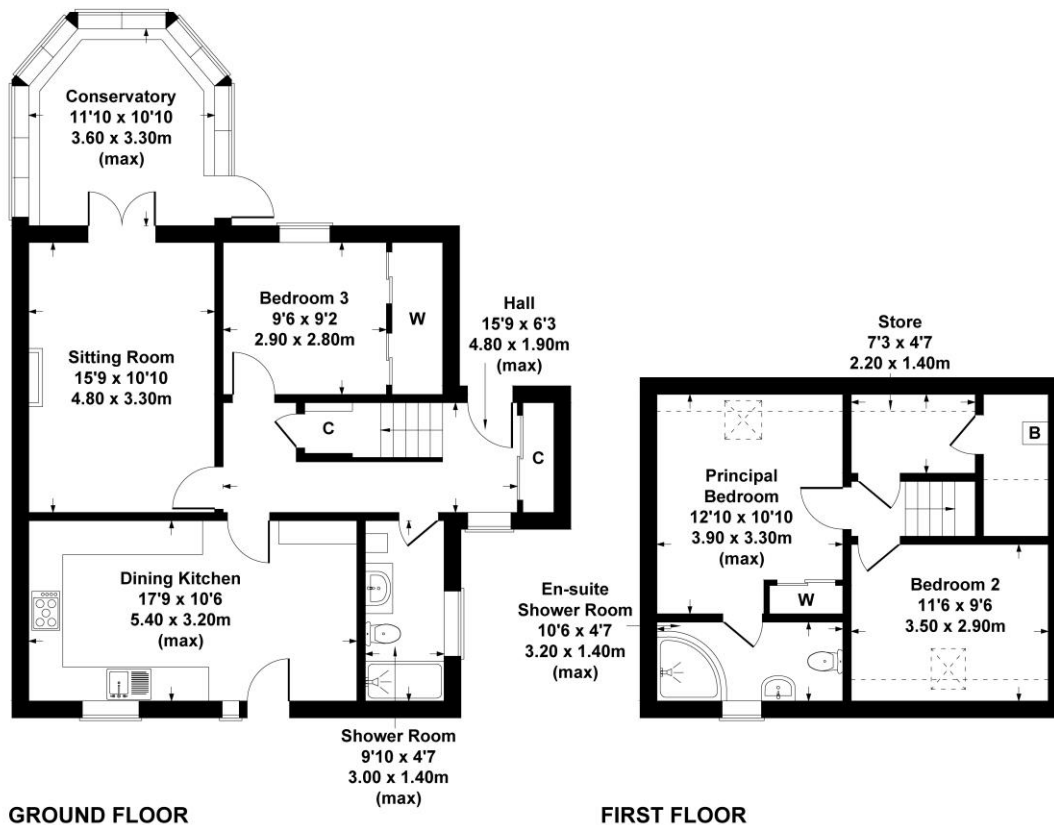
10 Abbotslea is located in the popular village of Tweedbank which is the home for the terminus of the Borders Railway which runs from Tweedbank to Edinburgh. Situated between Melrose and Galashiels, Tweedbank benefits from a popular restaurant, a shop, and a primary school, with secondary schooling at Galashiels Academy. With an approximate population of 1700 there is also sports centre, with running track, all weather hockey pitches, indoor bowling and a thriving industrial park. The Borders General Hospital, the largest hospital in the Scottish Borders is only a mile or so away, on the fringes of Melrose. The old mill town of Galashiels to the West - with a population of 12,000, 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 and Gala Fairydean FC, 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 and secondary schooling is 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. 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 a 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 43 miles and 66 miles away respectively.





# 10 Abbotslea, Tweedbank, Galashiels TD1 3RZ

Approximate Gross Internal Area  
1216 sq ft - 113 sq m



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### Directions:

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

Coming from Edinburgh take the A68 South, passing through Pathhead, Lauder and Earlston. On reaching the roundabout, approximately three miles outside Earlston, turn right onto the A6091 Signposted Melrose and Galashiels. Continue on this road and proceed over the first roundabout, taking the third exit on the second roundabout into Tweedbank and onto Tweedbank Drive.

Turn first available left into Abbotsferry Road and the first left into Abbotslea. Follow the road round to the end of the cul-de-sac, and you will see Number 10 on your right-hand side in the corner.

Coming from Galashiels, go over the Kingsknowes roundabout and over the River Tweed signposted Melrose. At the second roundabout take the first exit into Tweedbank and onto Tweedbank Drive 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: D

#### EPC Rating:

Current EPC: C71

#### 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.

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