



**Braecot is an immaculately presented and deceptively spacious three-bedroom detached house situated in a popular residential area on the western fringes of Galashiels.**

**An excellent first home, with private driveway parking, all amenities are close at hand, along with the Borders Railway station, which runs to Edinburgh.**

**Internally, the property lies across two main levels and comprises three bedrooms, a bathroom, a shower room, a sitting room, a breakfasting kitchen and a dining hall. There is also generous storage throughout, plus gas fired central heating and double glazing. Externally, there is off-street parking to the front of the property for at least two cars, and an enclosed garden to the rear, accessed via external steps, which has terraced beds leading to a generous decked area from where to enjoy more informal entertaining. Of particular note are the two storerooms at ground level providing utility and workspace with additional external storage.**

**Most Border towns can be reached from this central location, with the A7 having direct routes to Edinburgh and Carlisle is immediately available, as well as the Borders Railway which only make this region more and more accessible.**

**Melrose 3.5 miles   Selkirk 6 miles   Edinburgh 34 miles   Tweedbank 2.5 miles  
(all distances are approximate)**

**Location:**

Braecot sits in a popular residential area on the western fringes 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 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.

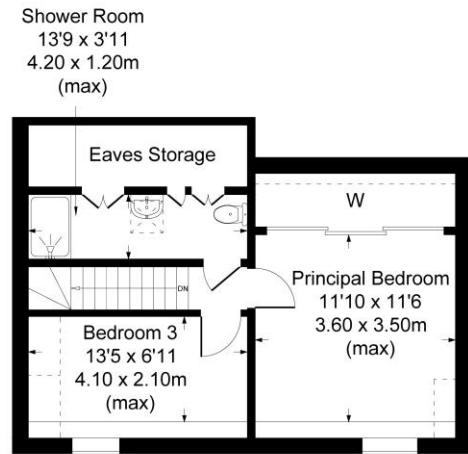
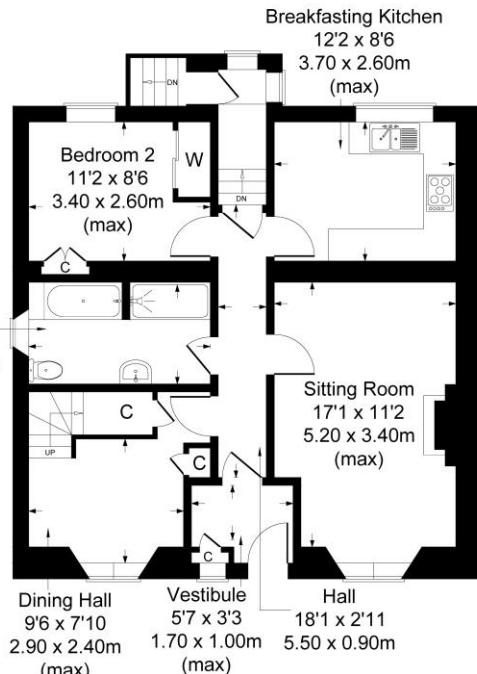
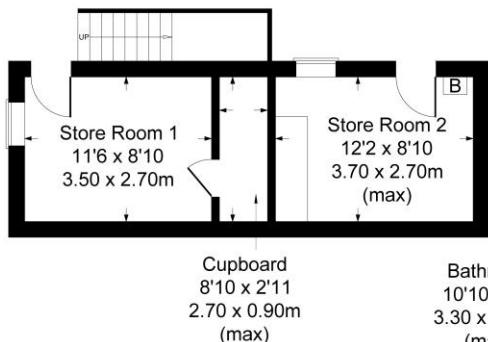
Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with the aforementioned station in the town. There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



## Braecot, Leebrae, Galashiels TD1 1QR

Approximate Gross Internal Area  
1367 sq ft - 127 sq m



### LOWER GROUND FLOOR

### GROUND FLOOR

### FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2022



## Directions:

For those with satellite navigation the postcode for the property is: TD1 1QR  
From Edinburgh take the A7 South to Galashiels. Travel into Galashiels, and turn right at the first roundabout and onto Bridge Place, merging with the A72 signposted Peebles. Proceed on this road which becomes Island Street which turns into King Street. Continue on King Street and after passing the right turn for Wheatlands Road you will reach Braecot on your right which is directly opposite the turning for Lee Brae.

From Peebles, take the A72 into Galashiels proceed along Wood Street. On passing Woodside Place on your right, you will come to Braecot on your left-hand side, directly opposite the turning for Lee Brae.

## 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: C

### EPC Rating:

Current EPC: E43

### Viewings:

Strictly by appointment with the selling agents.

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.

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.

