

**Galashiels**  
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**3 Abbotshill, 56  
Abbotsford Road,  
Galashiels**

TD1 3HP

**Guide Price £240,000**



\*\*\* £10K UNDER HR VALUE\*\*\*

This is an extremely attractive duplex apartment which is located within a former mansion house, tucked away enjoying a particularly private setting within approximately 4 acres of maintained communal grounds. The apartment boasts an array of period features including ornate cornicing, original fireplaces and working shutters to many of the windows. The accommodation is surprisingly well proportioned and flexible, with the large lounge, well appointed dining kitchen and spacious main bedroom being of particular note.



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## FIRST FLOOR:

ENTRANCE HALL (4.80M X 1.71M)  
LARGE LOUNGE (6.97M X 4.35M)  
DINING KITCHEN (6.80M X 5.97M)  
SHOWER ROOM (2.72M X 0.91M)

## SECOND FLOOR

BEDROOM ONE (6.80M X 4.24M)  
BEDROOM TWO (5.80M X 3.37M)  
BATHROOM (2.63M X 1.98M)  
ATTIC ROOM (7.42M X 2.95M)  
TWO FURTHER ATTIC STORAGE ROOMS

GAS CENTRAL HEATING INCLUDING UNDERFLOOR HEATING

## OUTSIDE

SET AMIDST 4 ACRES OF MAINTAINED COMMUNAL GROUNDS  
AMPLE PARKING  
GARAGE



**Location:**

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of town centre shops including the Gala Water Retail Park, together with several excellent restaurants in the area offering the very best of Scottish fayre. The town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. With good road links both north and south and the Waverley rail link which re-opened in 2015, Galashiels is very well placed for commuters.

**Description:**

3 Abbotshill is a most attractive duplex apartment forming part of Abbotshill, an historic mansion house which is located towards the outskirts of town enjoying a particularly secluded location which is accessed via a private driveway from Abbotsford Road and set amidst approximately 4 acres of maintained grounds. The apartment shares an entrance with two other properties with access located on the first floor.

On entering the property there is a spacious entrance hall, with feature staircase which, leads off to most of the accommodation. The large lounge is set to the front of the property and is crammed with original features including coving and an attractive fireplace and boasts a large double window fitted with working shutters overlooking the gardens. The dining kitchen can either be accessed from the hall or via a door from the lounge. It is fitted with a good range of units and has plenty of space for dining. Also located on the first floor is a useful shower room which has recently been refurbished featuring a new shower enclosure with bespoke mosaic tiling. Upstairs there are two spacious double rooms, with the master bedroom particularly generous in size and a well appointed bathroom which has a freestanding bath and separate shower enclosure. Also upstairs are three spacious attic rooms; two of which are mostly used for storage with the other used as a useful workroom.

Properties of this type are very rarely available therefore early viewing is considered essential in order to avoid disappointment.

**Fixtures and Fittings:**

The sale shall include all fitted carpets (with the exclusion of any rugs) and floor coverings, light fittings (with the exception of those in the hall and the lounge), and the kitchen and bathroom fittings.

**Services:**

Mains drainage, water, electricity and gas. Gas central heating.

**EPC:**

D

**Viewings:**

By appointment with the Selling Agents.

**Entry:**

By mutual agreement.



Interested in this property?  
**Galashiels**  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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