

# Southdean

Abbotsford Terrace, Galashiels, TD1 3BZ



*A family home with period features and a large garden,  
situated in Abbotsford Terrace, Galashiels.*

Ground Floor: Entrance Hallway, Inner Hall, Living Room, Dining Room, Kitchen,  
Store Room

First Floor: Bedrooms One, Two and Three, Shower Room

**Guide Price £240,000**

## **Southdean**

This period property is located in the quiet residential street Abbotsford Terrace in Galashiels and has an east west orientation. It has views towards St Pauls Church Spire to the west and over the Public Park and the woodland beyond to the south. Southdean has a large garden with off street parking which can accommodate a number of cars, and it has a single garage. The size and location of this dwelling lends itself to a couple or family.



## **The Tour**

This semi-detached property combines modern convenience with period features dating from around 90 years ago.

The house is entered from a small front garden facing Abbotsford Terrace. The period entrance door has an oval stained glass panel and timber detailing, and leads into an impressive entrance hall with its stained glass window, tiled floor and glazed entrance screen. The period features continue through to the bright inner hallway with its timber staircase and wall panelling. The staircase has a south facing window.



The living room has a large bay window with a view towards St Pauls Church spire and is square in proportion. The room has a feature flame effect fire with a timber mantle and it has a display alcove. The living room is directly linked to the dining room which gives the adjacent rooms a partial dual aspect and spatial flow.

The dining room has patio doors leading directly into the garden, connecting the indoor and outdoor spaces. There is also a second window and another feature flame effect fire with a timber mantle.

The kitchen is bright and has fitted wooden units which are offset by a marbled grey worktop and a tiled splashback. The gas hob and electric oven are integrated and there is space for a washing machine/dryer. The kitchen and dining room both give direct access to a shared patio area, giving future opportunities to reconfigure these spaces.

The small pantry is adjacent to the kitchen and has a window. As it is located directly below the shower room, there is an opportunity to create a downstairs WC.





Bedrooms one, two and three and the shower room are all located upstairs. Bedroom one has an east aspect and has a built in shelved press. Bedrooms two and three have a west aspect. Bedrooms one and two are both large and well proportioned. Bedroom three is small and could be repurposed as a home office due to its size. The shower room is bright and is fitted with a walk in corner shower with a Mira shower fitting.

Modern convenience and period features combine throughout the house. Most internal doors are panelled on one face with a distinctive period design, whilst UPVC windows and UPVC external doors to the rear of the property have been installed for modern convenience.

This home has gas central heating. All opening windows are top hung and are outward opening. All floor coverings are included.





## **Outside Space**

The garden at Southdean is large and is on multiple levels. The front garden is located up a flight of steps from the street. There is a large driveway with shrub planting at a lower level, which gives access to a single garage. The garden to the rear is divided into sections; a patio for outdoor living, a grassed drying green, a terraced formal garden, a large lawn and an area for arable planting. There is also a greenhouse and a garden shed. The garden is primarily bounded by hedges and other feature planting.







## **The Area**

The property is located in a quiet residential area of Galashiels with easy access to the A7. It is within walking distance of the amenities of the town centre and to the Kingsknowes Hotel. It is also within walking distance of Netherdale where Scottish Borders Campus, Gala Fairydean Rovers and Gala Rugby Football Club are all located. Abbotsford Terrace overlooks the towns' Public Park with its family recreation facilities. Abbotsford Terrace has a notable gradient.

Southdean is also in an ideal location for sustainable travel. There are bus stops very close by on Abbotsford Road with direct services to Galashiels and Tweedbank train stations and to many local towns. Tweedbank Train Station is located 2.5 miles away and has easy parking.





## What Three Words

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### Room Sizes

Ground Floor		First Floor	
Entrance Hall	1.99 x 1.05m	Bedroom One	3.87 x 3.54m
Living Room	4.28 x 4.87m	Bedroom Two	3.98 x 3.50m
Dining Room	4.26 x 2.76m	Bedroom Three	2.32 x 2.48m
Kitchen	2.35 x 2.14m	Shower Room	2.39 x 1.35m
Pantry	1.40 x 0.91m		

Council Tax Band - D and EPC Rating - D

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the house have not been checked by the selling agents.



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