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Rowanlea, 22 Abbotsford Road, Galashiels, TD1 3DS

Offers over £585,000



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Offers over £585,000

Rowanlea, Abbotsford Road, Galashiels, TD1 3DS

- Magnificent Victorian Home
- Two Public Rooms
- Fine Period Features
- Sought-After Residential Location
- Gardens & Driveway
- Six Bedrooms
- Modern Family Kitchen
- Basement with Gym
- Excellent Schooling Nearby
- Short Walk to Train Station

Rowanlea is an exceptional six-bedroom detached Victorian villa offering beautifully presented accommodation arranged over four expansive levels. Extending to an impressive 330m² / 3,549 sq.ft (or thereby) internally, the property is rich in character and elegance, seamlessly combining fine period features including a magnificent staircase, intricate cornicing, original fireplaces and original joinery with stylish modern décor throughout. Creating a truly magnificent family home, the property boasts two generous living spaces on the ground floor as well as a stunning contemporary kitchen extension, flooded with natural light and opening seamlessly onto the gardens through impressive bi-fold doors, creating the perfect environment for modern family living and entertaining. Offering an abundance of versatile accommodation, Rowanlea presents a rare opportunity to acquire a substantial period home of remarkable quality and charm within a highly sought-after Galashiels setting.

ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - DRAWING ROOM - LOUNGE / DINING ROOM - KITCHEN - CLOAKROOM - SIX BEDROOMS (PRINCIPAL EN-SUITE) - STUDY / BEDROOM 7 - TWO BATHROOMS - GYM - TWO STORES -

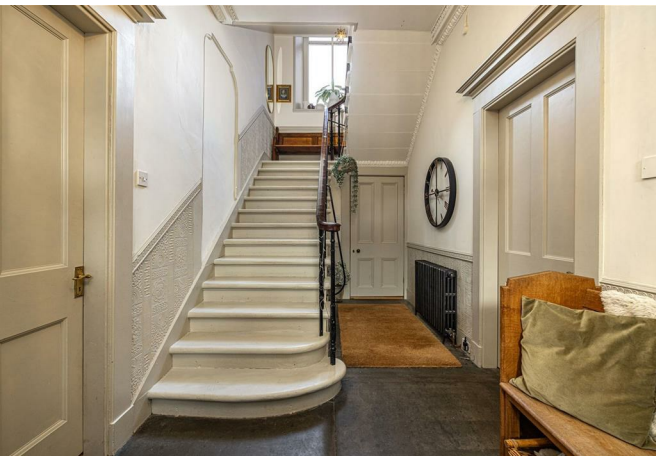


Internally

A welcoming entrance vestibule opens into a magnificent reception hall where the striking original staircase immediately highlights the property's exceptional period character. The ground floor provides two beautifully proportioned reception rooms, both enjoying impressive proportions, ornate cornicing and attractive wood burning stoves creating warm and inviting living spaces. To the rear, the elegant dining area flows seamlessly into the contemporary kitchen extension, perfectly designed for modern family living and entertaining with direct access to the gardens via bi-fold doors. The first floor hosts a generous principal bedroom (with en-suite shower room) alongside three further double bedrooms, a study/dressing room and the family bathroom, all continuing the home's blend of period charm and character. The second floor provides two additional bedrooms, ideal for growing families, hobby spaces or guest accommodation. The basement level adds further versatility and includes a gym, with direct access to the outside via an external door, alongside two substantial store rooms providing excellent practical storage and flexibility for a variety of lifestyle needs.

Kitchen

The handmade kitchen is a truly outstanding contemporary space forming the heart of the home, thoughtfully designed for both everyday family living and entertaining on a larger scale. Flooded with natural light from impressive bi-fold doors and large windows, the room enjoys a seamless connection to the gardens and outdoor entertaining areas. A large central island provides an excellent focal point with additional workspace, informal seating and an integrated five-zone induction hob beneath a striking suspended metal extractor. Sleek modern cabinetry is complemented by elegant marble worksurfaces and a large Belfast sink fitted with an instant hot water tap. Integrated appliances include two double ovens and a dishwasher, while there is also space for a large American-style fridge freezer. The kitchen has been exceptionally well designed to suit all modern needs, incorporating plentiful drawers, pull-out storage solutions, integrated bin storage and a dedicated coffee station. The open-plan layout comfortably accommodates dining and relaxed seating areas, creating a superb sociable environment perfectly suited to modern family life.





Bathrooms

The principal family bathroom is beautifully styled to complement the home's period charm. At its centre is an eye-catching freestanding roll-top bath with mixer shower tap and tiled splashbacks. There is a pedestal basin and WC. A window makes for a bright and relaxing atmosphere.

The second floor bathroom is fitted with a three-piece suite including a WC, pedestal basin and a bath.

The principal en-suite shower room is fitted with a three-piece suite including WC, basin and shower enclosure with mixer shower and tiled splashbacks.

The ground floor cloakroom is fitted with a WC and wash hand basin. The room also doubles as an excellent laundry room with plumbing for a washing machine and space for a tumble dryer.

Externally

The property is approached via a large tarmac driveway providing ample parking for several vehicles, while a backdrop of mature trees creates an immediate sense of privacy. To the rear, the gardens are predominantly laid to lawn, offering an excellent outdoor space perfectly suited to families and pets. A patio area positioned adjacent to the kitchen provides the ideal setting for entertaining and alfresco dining, enjoying a seamless connection with the internal living space. To one side of the property, a further courtyard-style area gives access to a useful stone outbuilding providing excellent external storage. The opposite side has been thoughtfully adapted to incorporate a fantastic outdoor gym and climbing frame area, creating a superb lifestyle space equally suited to both children and adults. The rear gardens are further enhanced by mature trees, established hedging and privacy fencing, creating a peaceful and sheltered outdoor environment.

Outbuildings

There is a stone built outhouse to the rear of the property, providing excellent storage.

Location

Abbotsford Road is a much sought-after residential location, renowned for its collection of fine period homes of varying character and size, positioned within one of Galashiels' most established and desirable areas. Excellent local schooling is readily available, including St Peter's Primary School just a short walk away and the newly constructed Galashiels Academy approximately ten minutes on foot from the property. A range of everyday amenities are available nearby, while regular bus services operate locally with a bus stop conveniently positioned close to the property on Bank Street. A comprehensive selection of shopping, dining and leisure facilities can be found within Galashiels town centre, including Galawater Retail Park and the Galashiels Transport Interchange. The Interchange also houses the main Borders Railway station, providing regular services to and from Edinburgh Waverley, making the area ideal for commuters.

Fixtures & Fittings

Fitted floorings, blinds and integrated appliances are to be included within the sale. Freestanding appliances may also be available by separate negotiation.

Services

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

Council Tax

Council Tax Band G.

Viewings

Viewings are strictly by appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



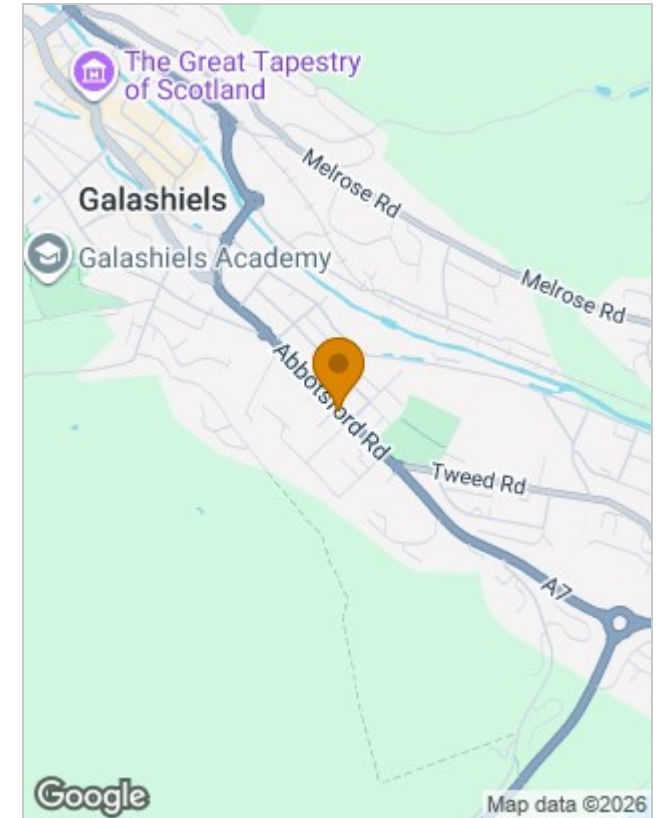
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

