



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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3 Kirkhouse Kirkbrae, Galashiels, TD1 1NJ

Guide price £265,000



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3 Kirkhouse, Kirkbrae, Galashiels, TD1 1NJ

- Beautiful Church Conversion
- Magnificent Open-Plan Living Space
- Driveway and Courtyard Garden
- Period Features
- Excellent Local Schooling
- 4 Bedrooms
- Large Integral Garage
- Gas Central Heating and Double Glazing
- Walking Distance from Train Station
- Local Amenities Nearby

3 Kirkhouse is an exceptional four-bedroom home forming the principal part of a sympathetic church conversion. Tucked away in a peaceful setting, yet within easy walking distance of all local amenities within Galashiels town centre. The property extends to circa 215 sq.m. / 2324 sq.ft. (or thereby) internally, and effortlessly blends historic character with stylish contemporary living, resulting in a space that is both architecturally impressive and wonderfully inviting. Standout features of this unique property include the magnificent open-plan living area with large centrepiece window, original solid wood joinery & stained glass window and the large double garage.

Perfectly positioned, the property enjoys a highly convenient location just a short walk from the excellent range of shops, cafés and amenities within Galashiels town centre. The property is also close to the recently completed Galashiels Academy, which benefits from a new swimming and gym facilities.

- ACCOMMODATION -

ENTRANCE VESTIBULE - HALLWAY - UTILITY ROOM - BOOT ROOM - LANDING - OPEN PLAN LOUNGE / DINING ROOM / KITCHEN - 4 BEDROOMS - SHOWER ROOM - BATHROOM - INTEGRAL DOUBLE GARAGE -



Internally

Entering the property via a classic church door, you are welcomed into a very spacious hallway with access to a useful utility room, boot room and substantial integrated garage, providing excellent storage or workshop potential. A staircase leads to the first floor hall landing which is lit beautifully by an original stained-glass window that floods the space with light.

The landing gives access to the principal bedroom (with built-in wardrobes) and the very generous family bathroom. The hallway landing opens into the expansive lounge which is simply a magnificent space defined by its breathtaking arched window formation, a nod to the building's historical past. This impressive feature creates a stunning focal point, while the high ceilings and rich colour palette add drama and warmth, ideal for relaxing or entertaining. Stairs from the lounge area lead to the well-proportioned dining kitchen, well-suited to modern life.

From the rear hallway there are three well-proportioned bedrooms, a walk-in cupboard and a shower room.

Kitchen

The dining kitchen is a wonderful family and entertaining space with plentiful room for a large dining table. The kitchen is well-appointed with a good range of wall and base units overlaid with laminated worktops incorporating a 1.5 bowl stainless-steel bowl with mixer tap. Integrated appliances include a 5-burner gas burner hob with extractor hood, electric oven, microwave oven, tall fridge freezer and dishwasher.





Bathroom

The spacious family bathroom is fitted with a three-piece suite comprising a WC, pedestal wash basin and a bath with overhead mixer shower and tiled splashbacks, offering both convenience and versatility for everyday living.

The shower room fitted with a three-piece suite comprising a WC, pedestal wash basin and a shower cubicle with electric shower and tiled splashbacks.

Externally

The property benefits from an easily maintained and fully enclosed courtyard garden to the rear featuring raised planting beds ideal for a variety of shrubs or seasonal planting. This outdoor space provides a private and manageable area for relaxing and entertaining. To the front, there is a large driveway offering off-street parking for multiple vehicles and access to the garage.

Location

The property is located within a very popular residential area, just a short walk to Galashiels town centre and the Transport Interchange. The Interchange houses the main Borders railway station providing regular services to and from Edinburgh Waverley Station.

Galashiels is the largest of the Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale.

Services

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

Council Tax

Council Tax Band D.

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.

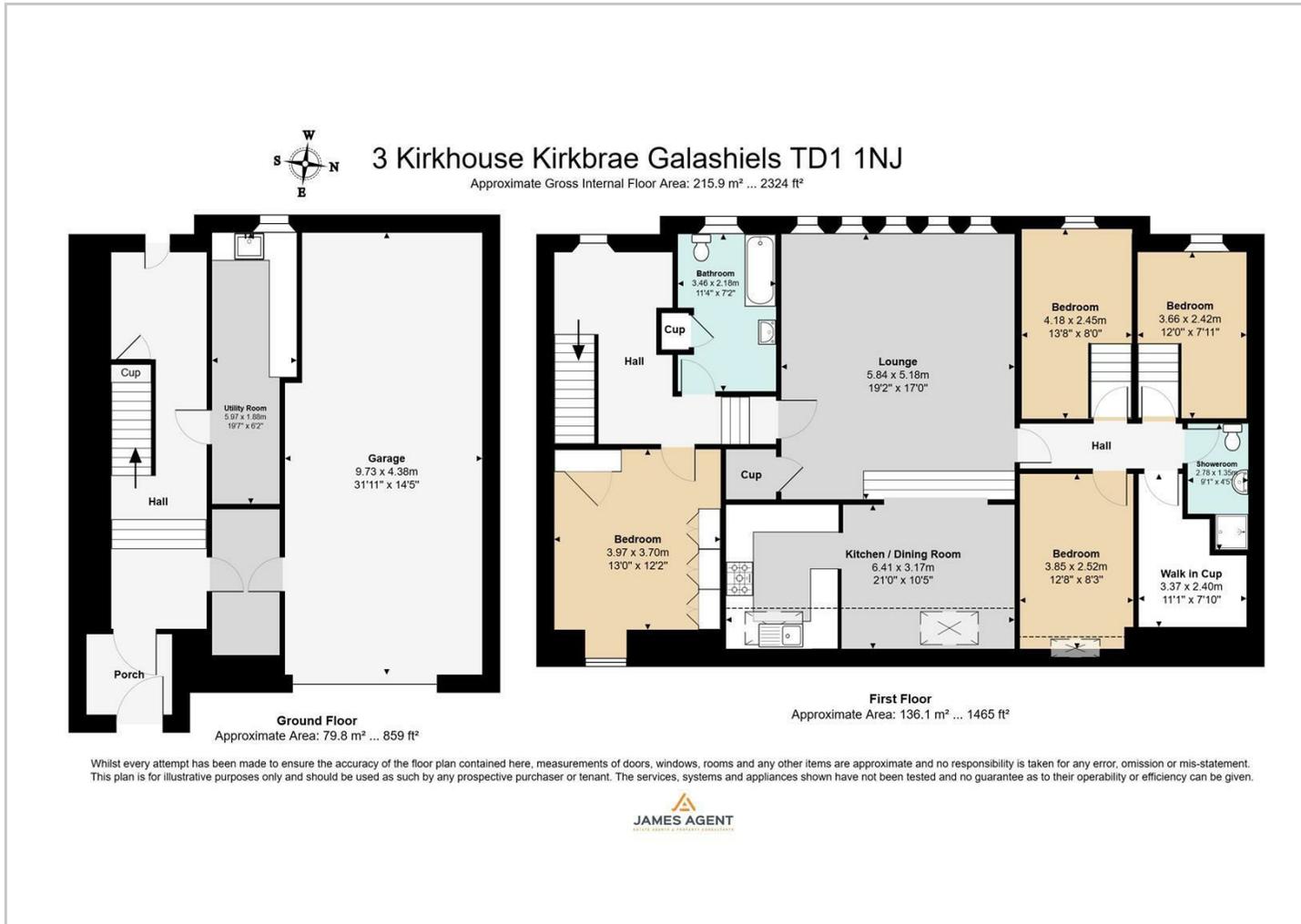




THE GARDEN
may be small
but the gossip is free

Have tea with me
the gossip is free

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

