



# JAMES AGENT

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Hillcroft Tweed Road, Galashiels, TD1 3EA

Offers over £375,000





# Hillcroft Tweed Road Galashiels, TD1 3EA

- Charming Period Property
- 3 Public Rooms
- Immaculately Presented
- Fantastic Family Home
- Excellent Schooling Nearby
- 4 Bedrooms
- Recently Modernised and Extended
- Expansive Gardens & Driveway Recently
- Great Local Amenities
- Short Drive to Train Station

Hillcroft is an elegant and beautifully proportioned Victorian semi-detached villa, nestled in a desirable area of Galashiels. This outstanding property showcases a wealth of period features – from high ceilings and ornate corning to bay windows and feature fireplaces – all seamlessly blended with modern upgrades and a stylish extension, making it a truly magnificent family home.

Tastefully renovated by the current owner, the property offers flexible and spacious accommodation set over two levels, along with a superb rear garden, private driveway, and a perfect balance of traditional character and contemporary comfort.

## ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - SNUG / FAMILY ROOM - DINING ROOM - KITCHEN - UTILITY ROOM - 4 BEDROOMS - BATHROOM -

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### Internally

The property is entered by a timber door via a traditional vestibule into the stunning hallway complete with herringbone flooring, custom under-stair storage and original timber detailing. To the front, the generous lounge boasts a beautiful bay window and a feature fireplace – ideal for relaxing or entertaining. Adjacent is a versatile snug / family room, offering further living space with views to the rear. The striking dining room is filled with warmth and colour, featuring a wood-burning stove and direct access to the stylish contemporary kitchen, fully fitted with sleek cabinetry, integrated appliances, and a large window overlooking the garden. A useful utility room sits to the rear of the kitchen, completing the ground floor accommodation.

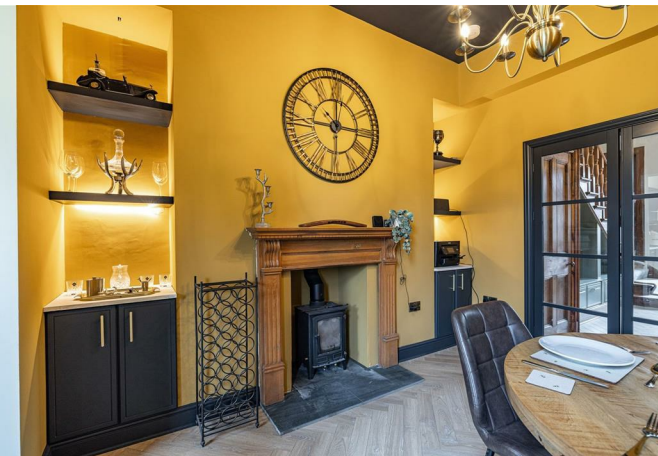
Upstairs, the spacious landing leads to four bedrooms, each tastefully decorated. The principal bedroom benefits from a bay window and ample floor space, while the additional bedrooms offer flexibility for growing families, guests, or home working. A modern family bathroom features a chic vanity unit, bath with shower over, and a sleek tiled finish.

### Kitchen

The kitchen has a good range of wall and base units overlaid with laminated worktops and 1.5 bowl sink with mixer tap. Integrated appliances include electric double oven, electric hob, dishwasher and fridge freezer. There is also a utility room to the rear of the kitchen where there is space for an undercounter washing machine.

### Bathroom

The bathroom is a perfect blend of modern elegance and functionality, designed with both style and comfort in mind. It features a sleek contemporary suite with a full-sized bath and overhead rainfall shower, complemented by a glass screen for a clean, streamlined look. The vanity unit provides excellent storage and is topped with a marble-effect countertop with rectangular wash basin. A frosted window ensures natural light while maintaining privacy.





### Externally

The property benefits from driveway parking for two vehicles at the front and an expansive lawn to the rear of the property which is bound by timber fencing and hedging.

### Location

The property is located within a very popular residential area where local amenities are readily available nearby including Galashiels Public Park. There is a regular bus service which runs daily with a bus stop located short walk away on Abbotsford Road. A fully comprehensive range of amenities and facilities are readily available a short distance away in Galashiels town centre including Galawater Retail Park and Galashiels 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 MacArts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

### Fixture & Fittings

All fitted carpets, floor coverings, light fittings and integrated appliances are to be included within the sale.

### Services

All mains services, gas central heating and double glazing.

### Council Tax Band

Council Tax Band E.

### Viewings

Strictly By Appointment via James Agent.

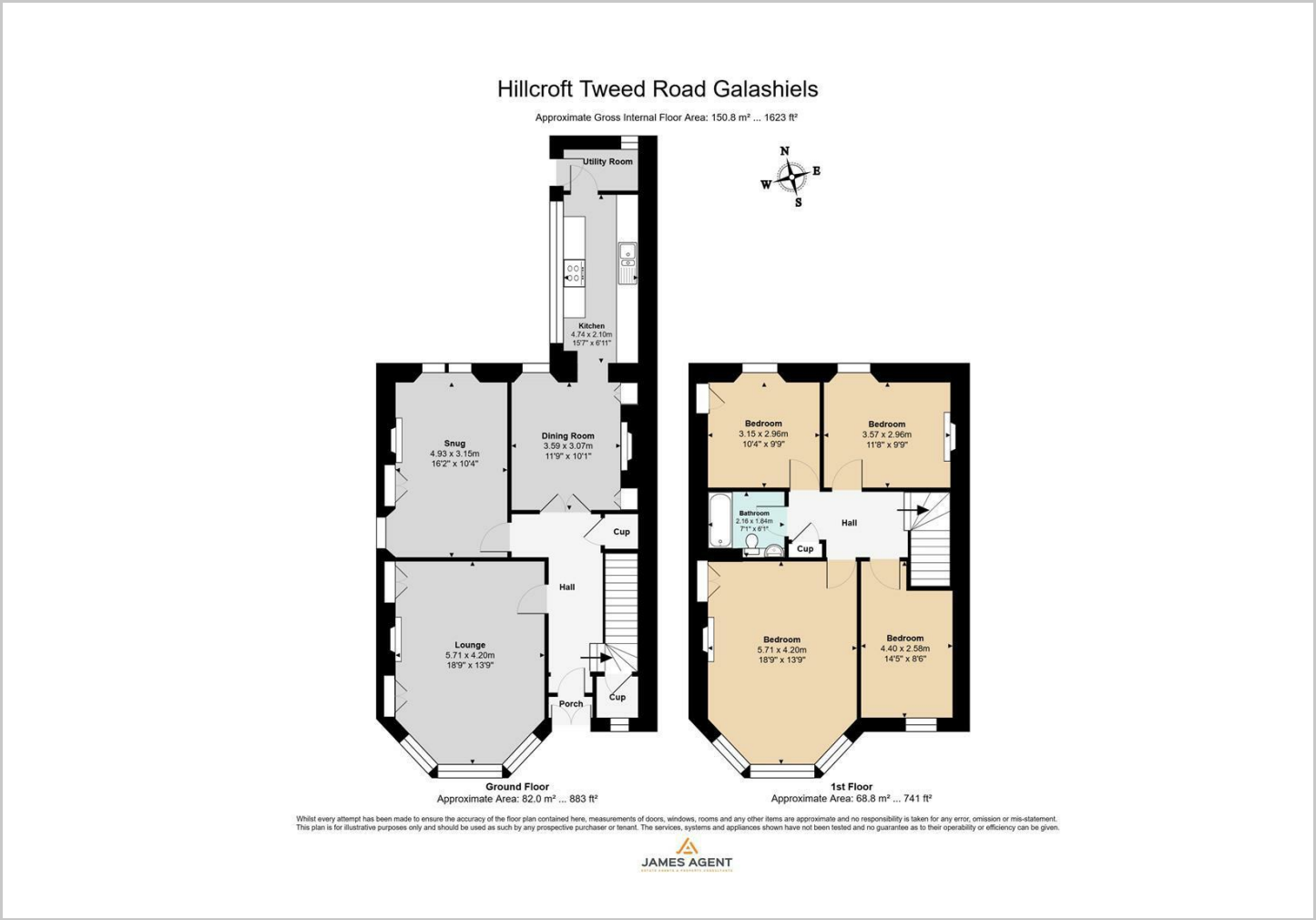
### Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





Floor Plans



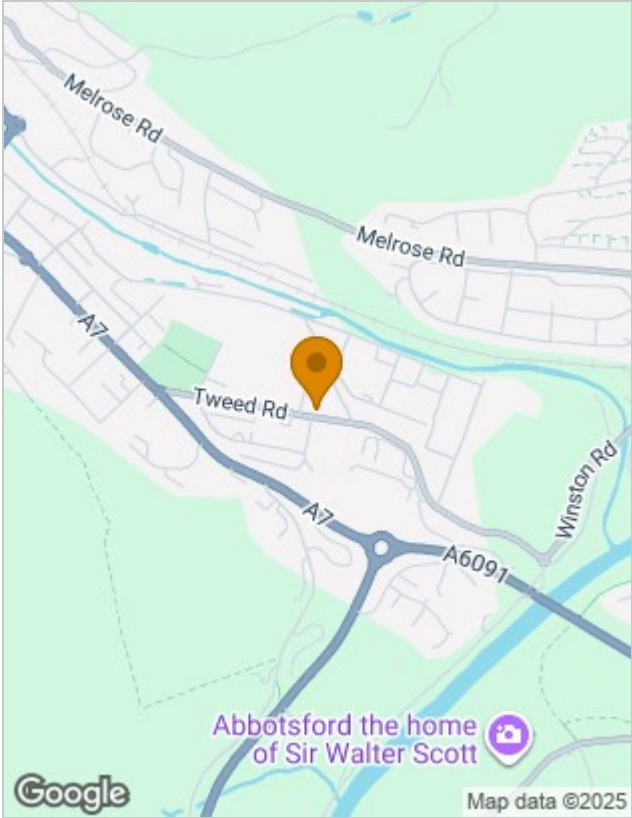
Viewing

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

