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Balnacoul Forebrae Park, Galashiels, TD1 2BG

Guide price £340,000



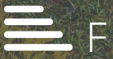
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Balnacoul Forebrae Park, Galashiels, TD1 2BG

- Magnificent Family Home
- Three Public Rooms
- Excellent Potential to Enhance
- Off-Street Parking
- Close to Town Centre
- Three Bedrooms
- Outstanding Views
- Large Gardens
- Rarely Available Location
- Train Station Nearby

Balnacoul is a truly exceptional and rarely available three-bedroom semi-detached family home, occupying a commanding elevated position with breathtaking panoramic views across Galashiels and the surrounding Borders countryside. This substantial home offers an incredibly versatile layout with four generous public rooms, including a magnificent first floor lounge designed to fully embrace the outstanding outlook. Bursting with character, space and potential, the property now offers a unique opportunity for a purchaser to modernise and transform it into a spectacular forever home. Opportunities of this scale, setting and potential are seldom available, making Balnacoul a genuinely exciting and standout proposition.

ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - LOUNGE - DINING ROOM - FAMILY KITCHEN - UTILITY / CLOAKROOM - FIRST FLOOR LANDING - THREE BEDROOMS - LOUNGE - BATHROOM -



Internally

The property is entered via a bright and spacious vestibule into a welcoming hallway with shower room off. The lounge is a bright and inviting room, enhanced by a striking bay window which perfectly frames the elevated views. To the rear, the dining room provides an excellent space for both everyday living and entertaining, flowing naturally through to the kitchen. The kitchen itself is very well proportioned, providing a fantastic family space with plentiful space for a table and freestanding furniture in front of the bay window. The kitchen provides direct access to the back garden.

The first floor reveals one of the home's most impressive features – a magnificent lounge, accessed via a spiral staircase from the kitchen, its positioned perfectly to maximise the panoramic outlook. This is a truly special space, flooded with natural light and offering a stunning setting for relaxing or entertaining. The lounge also has great scope to be transformed into a sumptuous principal bedroom suite.

From the main landing, there are three well-proportioned bedrooms, all offering peaceful views. The family bathroom completes the accommodation.

Furthermore, a pull-down ladder from the landing gives access to the attic room, providing valuable additional space, ideal for storage and offering exciting potential for future development, subject to the necessary consents.

Kitchen

The kitchen is a standout feature of the home, forming an impressive and generously proportioned family space with ample room for both cooking and dining. Bathed in natural light, the room benefits from multiple windows, including a striking large bay window which perfectly frames the surrounding outlook and creates a bright, inviting atmosphere throughout the day. A distinctive spiral staircase adds architectural interest and a unique focal point, enhancing the character of the space.

The kitchen is fitted with a good range of fitted wall and base units overlaid with laminated worktops incorporating a ceramic sink with mixer tap. Integrated appliances include an electric oven, ceramic hob with extractor hood and dishwasher. There is a dedicated space for a freestanding tall fridge freezer. The washing machine is conveniently located within the ground floor shower room creating an ideal laundry area away from the hustle and bustle of the kitchen. The kitchen also offers direct access to the rear garden, making it ideal for family living and entertaining.





Bathroom Facilities

The main bathroom is fitted with a three-piece suite comprising a bath, WC and wash hand basin set within vanity storage. A window provides natural light and ventilation, while the space offers good proportions and clear potential for modernisation. The room is functional as it stands but presents an excellent opportunity to create a stylish contemporary family bathroom tailored to individual taste.

The additional shower room offers a highly practical space, incorporating a shower enclosure, WC and wash hand basin, alongside dedicated space for laundry appliances. This room provides excellent flexibility for busy family living, combining utility and washroom functions. There is scope for upgrading, allowing a purchaser to reconfigure or enhance the space to suit modern requirements.

Externally

The property enjoys beautifully maintained gardens to the front and rear, perfectly complementing its elevated position. To the front, there is a generous area of private parking. From the parking a path leads to the front door, bordered by a well-stocked garden featuring a variety of mature shrubs, planting and established greenery.

To the rear, the property boasts a substantial garden, predominantly laid to lawn, offering an excellent outdoor space ideal for entertaining or simply enjoying the peaceful surroundings. The garden is enhanced by mature trees, established hedging and a range of planting, providing both privacy and a sense of seclusion.

Outbuildings

There is a timber shed located in the back garden.

Fixtures & Fittings

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

Services

Mains water, electricity & drainage. Electric storage heating and double glazing.

Location

The property is located within the popular town of Galashiels, with direct road links to the A7 and A68 Trunk Roads, and just a 10 minute walk from the train station, offering a journey time to central Edinburgh of less than an hour. There are regular bus services which run daily with bus stops located close to the property on Melrose Road. Galashiels is one of the largest Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. The town was voted as one of the happiest places to live in Scotland 2022. 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.

Council Tax
Council Tax Band F.

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

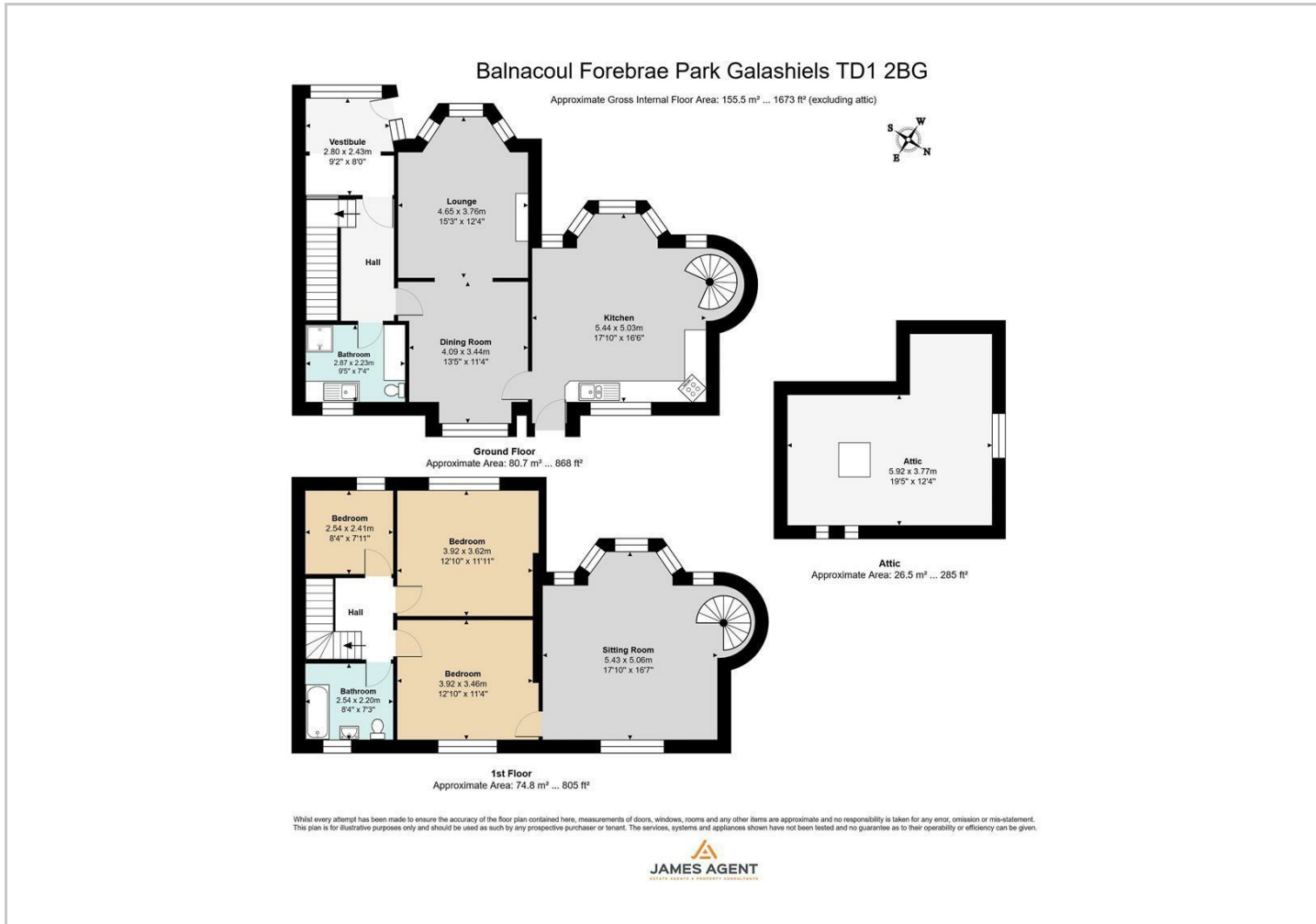
Viewings
Strictly by Appointment Only via James Agent.

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



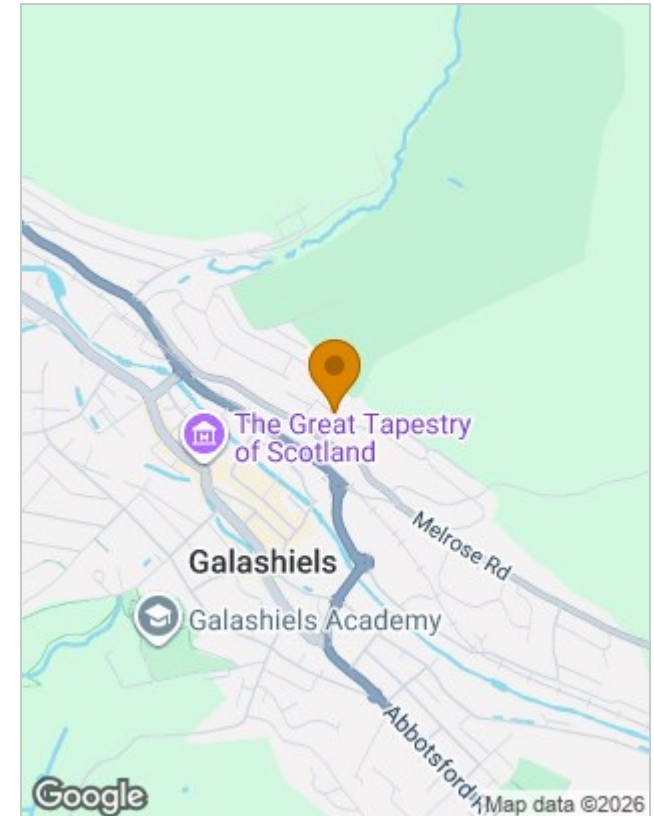
Viewing

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

