

# EREDENE

Galashiels, Scottish Borders



**GSC GRAYS**

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## EREDENE

39 MELROSE ROAD, GALASHIELS, SCOTTISH BORDERS, TD1 2AT

Galashiels Railway Station ½ mile, Melrose 3 ½ miles, Edinburgh 34 miles  
(Distances Approximate)

A BEAUTIFULLY POSITIONED AND PRESENTED “ARTS AND CRAFTS”  
FAMILY HOME, ON THE OUTSKIRTS OF THE TOWN, WITH GREAT  
VIEWS AND WITHIN COMMUTING DISTANCE OF EDINBURGH BY  
ROAD OR RAIL

### Accommodation

Hall • 4 Reception Rooms • 5 Bedrooms • Dressing Room  
2 Bath/Shower Rooms • Open-Plan Kitchen/Breakfast/Family Room  
Utility Room • Downstairs WC • Wine Cellar (4,152 Sq Ft)  
Potential for Self-Contained Basement Apartment • Floored Attic (757 sq ft)

### Outside

Separate Garage/Workshop and Parking (435 sq ft) • Private Garden

In all about 0.8 acres



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### Situation

Eredene occupies an elevated, south-westerly facing position high above Galashiels, approximately half a mile from the town centre, a short distance from A7 and only half a mile from the railway station. Surrounded by a beautifully landscaped garden, it occupies a sunny position from which there are good views over Galashiels and The Tweed Valley to the magnificent surrounding Borders countryside. Galashiels offers a good range of local shops, supermarkets, commercial and leisure facilities, services and schools; the Borders General Hospital is in close- proximity. Nearby Melrose is widely considered to be the most attractive small town in the Scottish Borders. Situated between the River Tweed and the Eildon Hills, it offers a remarkable combination of historic architecture, shopping, schooling (both state and private), restaurants/hotels, sporting facilities and easy access to glorious countryside.

Eredene is highly accessible. It lies just 34 by road miles from Edinburgh, with facilities one expects from a capital city, and international airport (40 miles). It is 39 miles west of Berwick-upon-Tweed with its main line (inter-city to London) railway station. Nine years ago the Borders Railway between Edinburgh and the Borders was re-opened. It makes the town and the surrounding area very convenient for commuting to Edinburgh for work or school. The current journey time from Galashiels to Edinburgh Waverley is 50 minutes with, at busy periods, two trains/hour.



Eredene is ideally situated for those wishing to take advantage of the wealth of recreational opportunities available in the Scottish Borders, an area renowned for its unspoilt beauty and strong equestrian tradition – each year Galashiels hosts “The Braw Lad’s Gathering” as part of its Common Riding festival. The house is an excellent base for those who enjoy walking, equestrianism and cycling/mountain biking, whilst for the golf enthusiast, there are courses at Galashiels, Melrose and Selkirk. Some of the finest salmon and trout fishing in Britain is available on the River Tweed and its tributaries, and the area boasts challenging shooting for both pheasant and grouse.







### Description

Eredene is a detached, three storey “Arts and Crafts” family house, built around 1930, of rendered brick under a slate roof with a magnificent (recently added) extension. It is accessed from the public road by a shared tarmac drive.

The house is traditionally laid out, with well-proportioned reception rooms, at ground floor level (the dining room and living room can be divided by a fitted/folding screen that incorporates stain glass; access to the balcony is through the living room window), with bedrooms (also well-proportioned) and family bathroom on the first floor. Of note is the extension containing a “state-of-the art” open-plan kitchen (by Kitchen International)/breakfast room and family room.



Both bath/shower rooms are by Bagno design. Eredene retains many of its “Arts and Crafts” features, including stain glass, parquet flooring, wooden panelling, doors, architraves etc, making the house a superb example of successful architectural design, blending tradition and contemporary, well suited to modern day living. The dining room, living room, snug, basement living room and main bedroom are all linked to a Bang Olufsen/ Sonos sound system. The basement could be utilised as a self-contained apartment. A floored attic is accessed by way of a Ramsay ladder from the first-floor landing. Subject to obtaining the necessary consents the living accommodation could be added to by extending the house into the attic space.





The property is positioned within a good size, terraced garden, cleverly built into the hill side with beautifully constructed dry stone (retaining) walls, block-paved pathways linking the different elements of the garden and antique “gas” lamps (together with feature-lighting) providing illumination for the paths and terracing. Outside the kitchen is a large patio; there is another at the upper level, as well as a lawn terrace, attractive coppice and drying green. In addition to the garage/workshop there is a summer house and garden shed.

#### Services

Mains water supply, mains drainage and mains gas-fired central heating. The basement, the extension and the downstairs we have under-floor heating. These services have not been tested and therefore there is no warranty from the agents.

#### Council Tax

Eredene – Band G

#### EPC

Eredene - Rating of (59) D

#### Directions

what3words: ///leotard.sparrows.figure

#### Tenure

Freehold with vacant possession on completion.

#### Viewing arrangements

Strictly by appointment through GSC Grays 01665 252 070.

#### Entry

By arrangement.

#### Local authority

Scottish Borders Council.

#### Offers/Closing date

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an



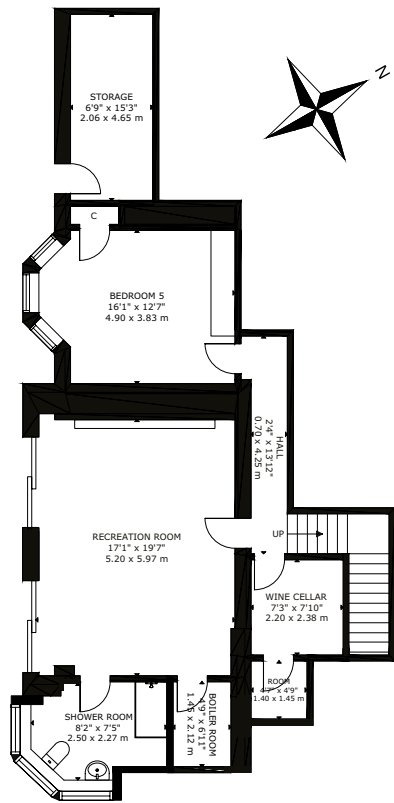
inspection. A closing date by which offers must be submitted may be fixed later. Anyone who has informed the selling agents in writing that they intend to make an offer will be notified of the closing date.

#### Conditions of sale

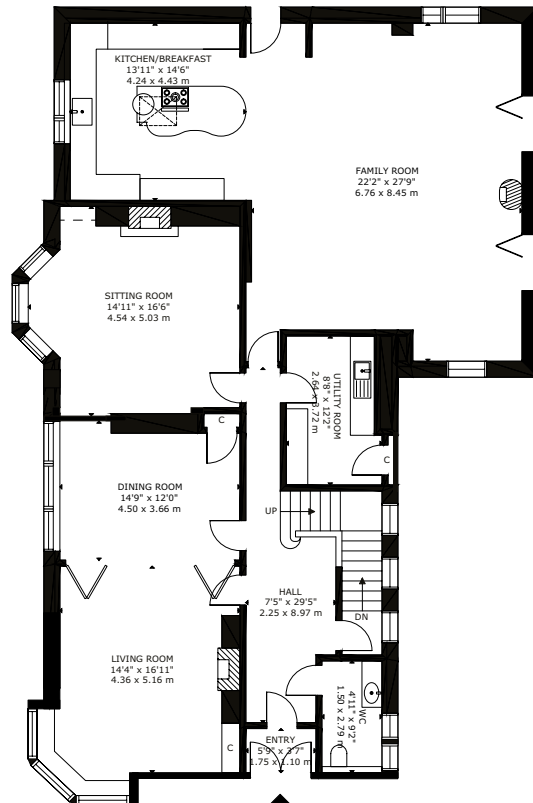
1. Fixtures & Fittings - Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation.
2. Title - The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
3. Deposit - On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be nonreturnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agent.

#### Anti-Money Laundering

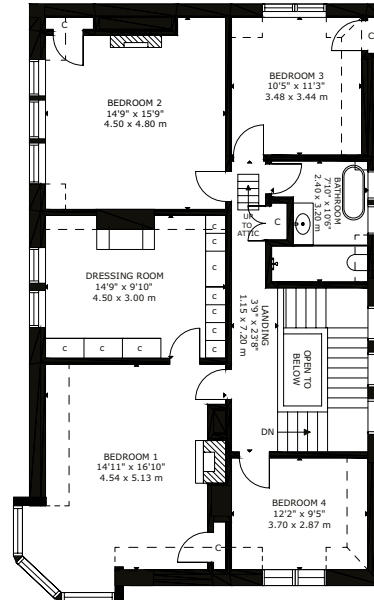
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



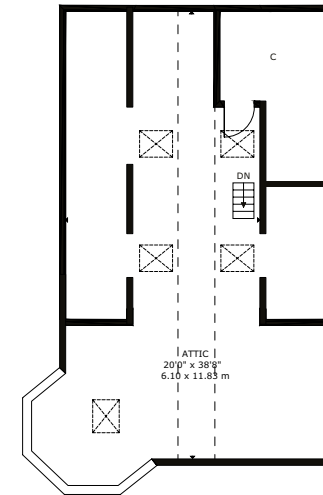
BASEMENT



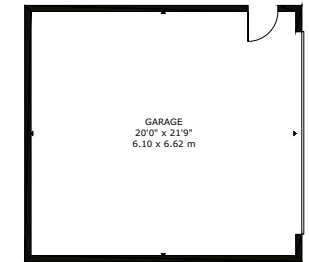
GROUND FLOOR



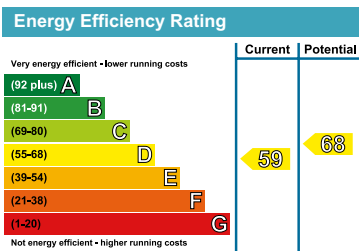
FIRST FLOOR



ATTIC FLOOR



EREDENE, 39 MELROSE ROAD, GALASHIELS TD1 2AT  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4,152 SQ FT / 387 SQ M  
 GARAGE 435 SQ FT / 40 SQ M, ATTIC 775 SQ FT / 72 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: January 2025

Photographs taken: January 2025



