



## GRANTLEY

*38 Abbotsford Road, Galashiels, Scottish Borders, TD1 3HR*



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**Grantley is an impressive, 5 Bedroom Victorian mansion house nestled within a secluded private spot on the highly sought after Abbotsford Road in Galashiels. Renovated to a superior standard, Grantley offers immaculate, flexible family accommodation over two floors standing in approximately 1.4 acres of garden and grounds.**

Edinburgh 37 miles, Melrose 3 miles, Peebles 19 miles, Kelso 17 miles,  
Berwick Upon Tweed 39 miles. (All distances are approximate)

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### Summary of Accommodation

**Ground Floor:** Entrance Vestibule, Hallway, Drawing Room, Kitchen/ Diner, Family Room/Bedroom, Cloak Room/WC, Snug, Gym, Utility Room, Shower Room.

**First Floor:** Upper Hall, Principal Bedroom with Ensuite, Three Double Bedrooms, Dressing Room, Family Bathroom, Study.

**Outside:** Secure Electric Entry Gates, Sweeping Treelined Driveway, Parking area for Multiple Cars, Extensive garden ground, and Garden Shed.

**Approximately 1.4 acres in all.**





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## Situation

Grantley is set in an enviable private position within walking distance to the centre of the largest of the Border towns, Galashiels - recently voted as 'Scotland's happiest place to live' by Rightmove. Galashiels benefits from a large variety of shops, supermarkets, banks, cafes, a cinema, restaurants, a health centre, a swimming pool, a dentist and an orthodontist. The Borders General Hospital is just a short drive from the property.

In terms of schooling, Galashiels has six primary schools and secondary schooling is provided at Galashiels Academy. Private schooling is available at St Marys in Melrose or further afield at Longridge Towers just outside Berwick-Upon-Tweed. Heriot Watt University and The Borders College also have campuses in town.

The property is well positioned for those wishing to take advantage of the wealth of recreational opportunities available in the area including fishing on the river Tweed, road cycling, mountain biking, field sports, horse riding, golf and lawn bowling. The Southern Upland Way also provides some stunning routes for the walking enthusiast.





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There are excellent road connections with Edinburgh commutable via either the A68 or A7 within approximately an hour by car and the Borders Railway terminus at Tweedbank or Galashiels provides a direct rail link into Edinburgh in just under 1 hour. Edinburgh Airport can be reached in just over an hour and offers a good range of destinations.

### Description

Grantley is a stunning family home with a spacious and flexible layout throughout. The property dates back to 1865, retaining a number of period features including original ornate cornicing and ceiling roses, working window shutters and original fireplaces.

The property offers up to 5 double bedrooms, extensive attic space, and multiple reception rooms giving a varied and flexible ground floor layout. Grantley is well suited to those working from home or who may require multigenerational living. It is presented in immaculate order.

The north facing entrance with grand vestibule welcomes you to the property and opens into the bright reception hall, which forms a central space on the ground floor— housing a bespoke under stair wine cellar with lighting and a storage cupboard to aid a busy family's household storage. From the hall, the dual aspect drawing room is found, featuring a central marble fireplace with a wood burning stove, a tailor fitted bar in the corner alcove and large sash and case windows encasing a beautiful garden view. A WC can be found further along the reception hallway as well as a double bedroom currently utilised as a fantastic playroom with an open fireplace. The kitchen/diner presents a wonderful recreational space in the heart of the home – with large central island fitted with a quartz worktop, Belfast sink, an integrated dishwasher, wine fridge and storage cupboards. The island has been positioned to make the most of the picture window with seating area to the front, offering uninterrupted views over the garden. The kitchen has ample storage alongside a Rangemaster cooker and Fischer and Paykel French door fridge freezer. A separate dining area offering a bright flexible eating space benefitting from a triple window aspect. A snug with feature fireplace, wood burning stove and bespoke fitted shelving provides a casual alternative to the formal drawing room for the after-dinner relaxation. Completing Grantley's ground floor accommodation is the recently refurbished Gym, Utility Room (with plumbing for white goods), Shower room and first floor office, which is ideal for a hybrid worker. Patio doors provide direct access to the garden.







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The first floor features a stunning principal bedroom with ensuite shower room, dressing room featuring fitted wardrobes and dressing table, 3 further ample double bedrooms, and a family bathroom, all of which have been refurbished and modernised to a high standard to provide comfortable accommodation for family and friends. There is a large linen cupboard located on the upper hallway.

An expansive attic space can be accessed up a flight of steps within the linen cupboard, currently undeveloped it holds the potential to create further accommodation – all reliant on relevant planning permission being granted.

The grounds at Grantley extend to approximately 1.4 acres. A private tree lined driveway sweeps toward the grand front entrance from the secure electronic gates. A spacious tarmac drive provides parking for multiple cars. The property faces North East over a generous lawn to the front with additional lawn to the side surrounded by impressive mature trees (notably Wellingtonia lining the driveway). Totally enclosed, the garden is ideal for children and pets to freely explore. A patio with established footpaths, a garden shed, timber garage and a summer house offer further storage. There is great scope to develop the garden further to create an outdoor haven to suit your taste.

## GENERAL REMARKS

### Satellite Navigation

The postcode for this property is TD1 3HR.

### What3words

///summit.engine.luxury

(please download the application "what3words" for the exact location)

### Tenure

Freehold





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### Fixtures and Fittings

Please note:

1. All curtains, blinds and light fittings are included in the sale.
2. All kitchen appliances are included in the sale.
3. Some furniture may be available by separate negotiation.

### Listing and Conservation

The building is not listed, nor in a conservation area.

### Services

Mains electricity, mains water, mains drainage.

Gas fired central heating.

Intruder Alarm System.

Secure Electronic Gate with remote and mobile controls.

### Council Tax

Band G







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### Energy Efficiency Rating

Band D

### Local Authority

Scottish Borders Council - Telephone: 01835 824 000

### Internet Web Site

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

### Servitude Rights, Burdens & Wayleaves

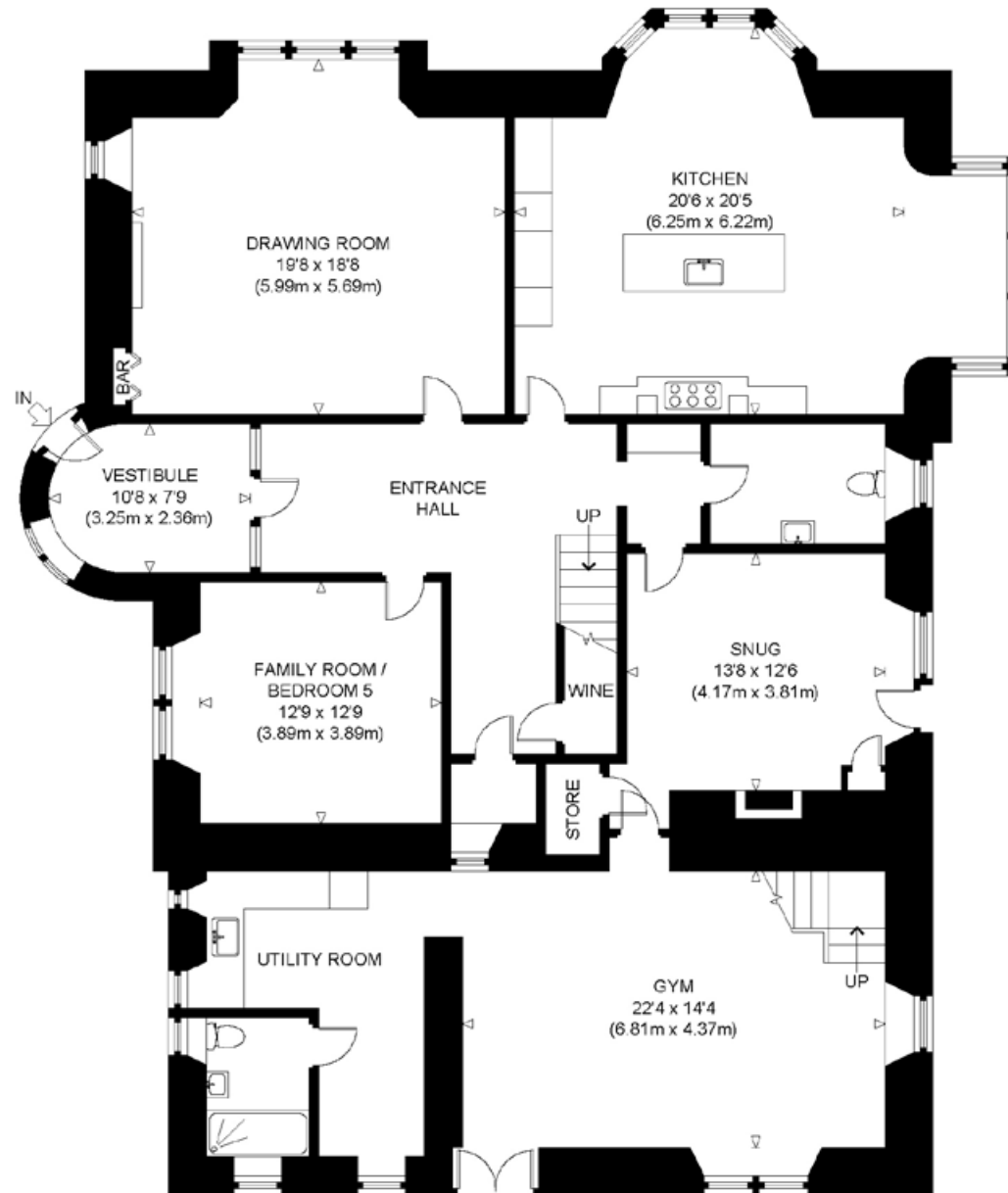
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

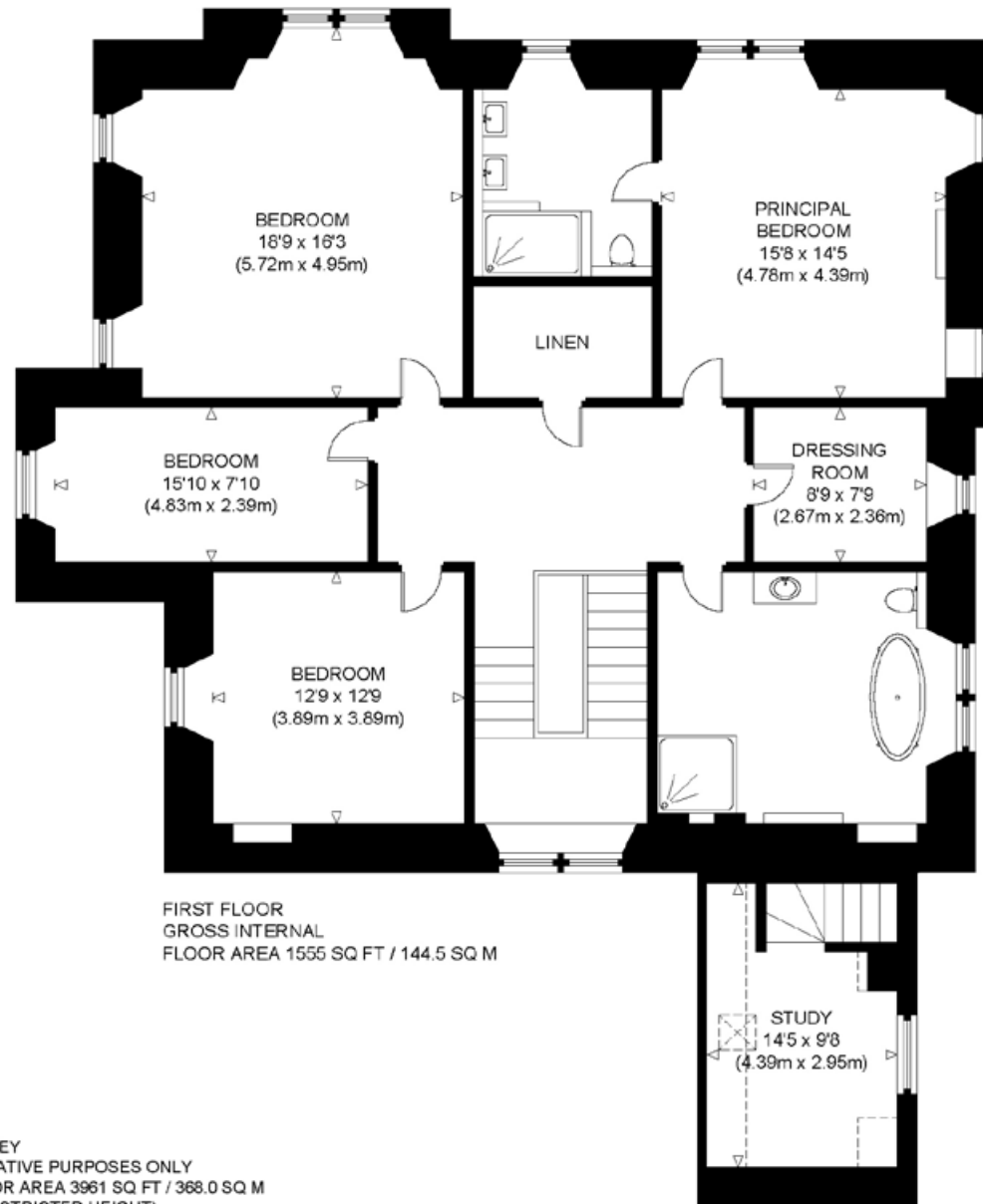




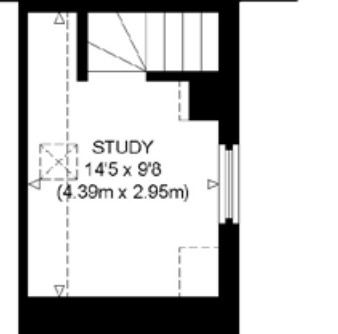


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2267 SQ FT / 210.6 SQ M





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1555 SQ FT / 144.5 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 139 SQ FT / 12.9 SQ M

GRANTLEY  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3961 SQ FT / 368.0 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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## Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Borders LLP, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

## Important Notice

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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





