

LEGAL
HASTIN & S



2 Ryefield

Galashiels, TD1 1RG





The charm and character of this Victorian ground level main door apartment is truly captivating - with an impressive frontage, the stylish apartment is bursting with retained original features, wonderful room proportions and levels of natural light, and benefits its own drive, a double garage and a fantastic private and fully enclosed garden.



2 RYEFIELD

In a quiet setting off the main town, Windyknowe Road is a collection of traditional townhouses and more modern homes, with a gently elevated position allowing for fantastic outlooks over the town and countryside beyond. Set back from the road, with a manicured hedge line border and stone pillars, Ryefield is a striking sandstone property comprising of three privately owned homes – each with their own separate entrances, parking and gardens.

2 Ryefield enjoys the prominent and traditional main entrance to the former mansion house; opening to a tiled vestibule and cloakroom, and on to the main accommodation. The lounge is a sumptuous reception room with bay window overlooking the garden, a triple aspect and ornate detailing heralding the era including plaster cast ceiling roses and beautiful hand painted cornicing. The kitchen is positioned across the hallway, quietly to the rear with a charming aspect towards the treeline boundary, and is fitted with modern cabinetry and appliances and a breakfasting bar for casual dining.

The principal bedroom is luxurious in its proportions, with a focal fireplace and fantastic dual aspect windows, and could easily be interchangeable as a further entertaining reception room. Two further comfortable bedrooms are positioned along the landing, with the family bathroom to the far end featuring a fabulous freestanding bath.

In addition to the drive and double garage, the garden is a wonderful complement to the accommodation; with exceptional privacy it is a tranquil spot enclosed by mature sheltering trees and hedges, with two large stretches of level lawn and patio area. An ideal home for those couples in search of a balance between country aspect and town amenities, with easy access to Edinburgh via the train link within walking distance of the property, Ryefield can also lend itself as a family home, a second home or holiday getaway.

LOCATION

The vibrant town of Galashiels is centrally located within the Scottish Borders; benefitting an excellent range of amenities, shops, transport facilities and schools. A selection of independent retailers still thrive,

with larger superstores also available at the Gala Water retail park. Schooling from nursery to secondary level are all easily accessible, with private schooling at nearby St Mary's in Melrose, and the town hosts the well reputed textile college Heriot Watt, as well as a Borders College Campus. The property benefits from easy access to Edinburgh via the A7, and lies within easy distance of the Borders rail connection with the opening of the Waverley Line station and Interchange a short stroll. The town has good road and bus connections to all central Borders towns and is within easy travelling distance to major employers at Scottish Borders Council and the Borders General Hospital.

FEATURES

- Charming Suburb Location
- Pleasant Outlooks & Mature Private Garden
- Well Maintained
- Stunning Period Interior
- Retained Original Features
- Well Proportioned Accommodation
- Ideal Prospect as Second Home
- Swift Road & Rail Links
- Range of Amenities in Walking Distance

SERVICES

Mains gas, electricity, water and drainage. Gas central heating, Combi boiler.

ADDITIONAL INFORMATION

All floor and wall coverings and the integral appliances and light fittings are included in the sale price.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Band E.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal- YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to request further information call 01573 225999 -lines open 7 days a week including evenings, weekends and public holidays.

MEASUREMENTS

See Floorplan.

MARKETING POLICY

Offers over £289,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



