



BEN BHRAGGIE, MEIGLE HILL
GALASHIELS, SCOTTISH BORDERS

Galbraith



BEN BHRAGGIE, MEIGLE HILL GALASHIELS, SCOTTISH BORDERS

Unique opportunity sitting above Galashiels with enviable views up the Gala Water.

Tweedbank Rail Station 3.3 miles ■ Melrose 5 miles ■ Edinburgh 35 miles

Approximately 0.44 hectares (1.1 acres)

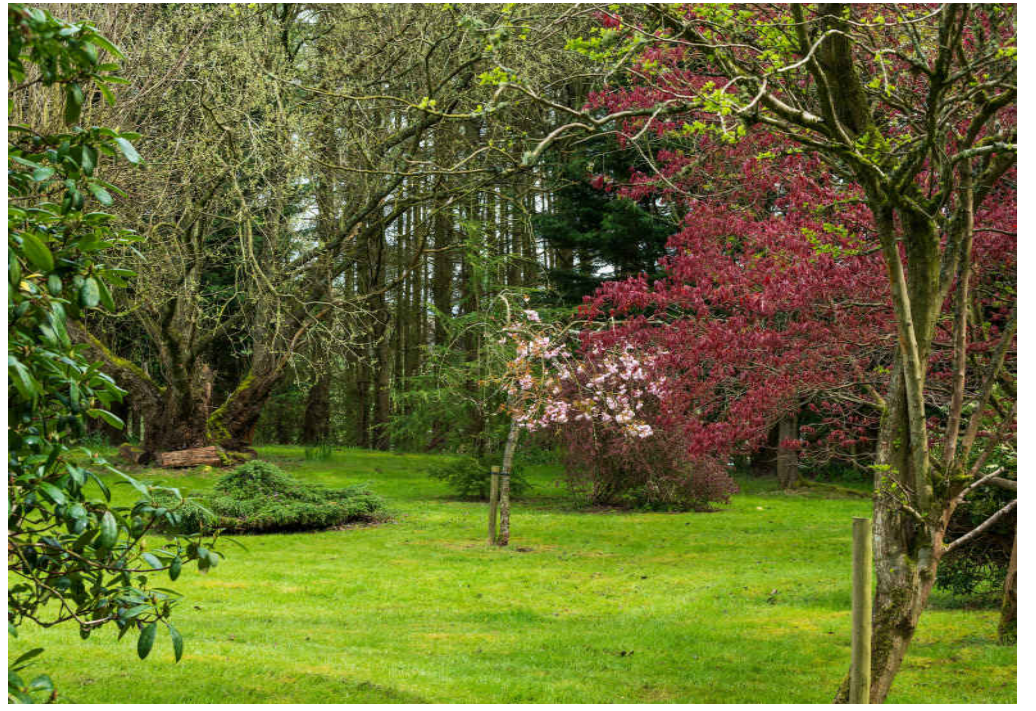
- 2 reception rooms, 6 bedrooms.
- Incredible potential to recreate a family home.
- Rural yet within walking distance of Galashiels.
- Generous garden ground surrounds the property.
- Special views across rural countryside.
- Garage and store.

Galbraith

Scottish Borders
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A member of
OnTheMarket





SITUATION

Ben Bhraggie can be reached up Nichol View from Galashiels, just passed the cricket club on Meigle Park. The property is situated less than 1.5 miles from Galashiels Town Centre. From the front of the property, which on the site of the historical former sanatorium, the views heading north up the Gala Water are enviable.

Galashiels is a popular town in a central location within the Borders and is the commercial capital of the region. It benefits from a broad range of services and shops (including two major supermarkets) and a wide variety of recreational and sporting facilities. There are several primary schools and a secondary school within easy reach and part of Heriot Watt University is located in the town.

The Borders General Hospital and Scottish Borders Council headquarters are both easily accessible and the surrounding countryside, which is noted for its scenic beauty, offers superb opportunities for horse riding, walking, cycling and fishing amongst other activities.

Galashiels has excellent road links with Edinburgh and the north of England and there is a regular train service between the town and Edinburgh.

DESCRIPTION

Ben Bhraggie is a single storey detached property built in 1983 on the site of the former sanatorium with additional development in 2006. It is sheltered on two sides by woodland and sits in a generous garden chiefly laid out to grass.

Although in need of modernisation, Ben Bhraggie offers the potential to create a superb spacious family home within close proximity to the town.

The property is fully double glazed and is heated through an oil fired system. Ben Bhraggie enjoys the benefit of both mains and private water supplies as well as having a supply of 3 Phase electricity to the rear of the property

ACCOMMODATION

Hallway, sitting/dining room, kitchen, utility room, 4 bedrooms.

Attached annex with living room/office, bedroom 5, bedroom 6, study, bathroom.

Large store and spacious garage.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains/ Private	Mains	Mains	Oil Central Heating	Band F	E53

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

GARDEN AND GROUNDS

The garden extend to approximately 1.1 acres is laid out chiefly to grass and trees with a summer house. There is ample parking for several cars on the gravel driveway. Summer house in the garden.

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/custard.alongside.iceberg

POST CODE

TD1 1TG

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

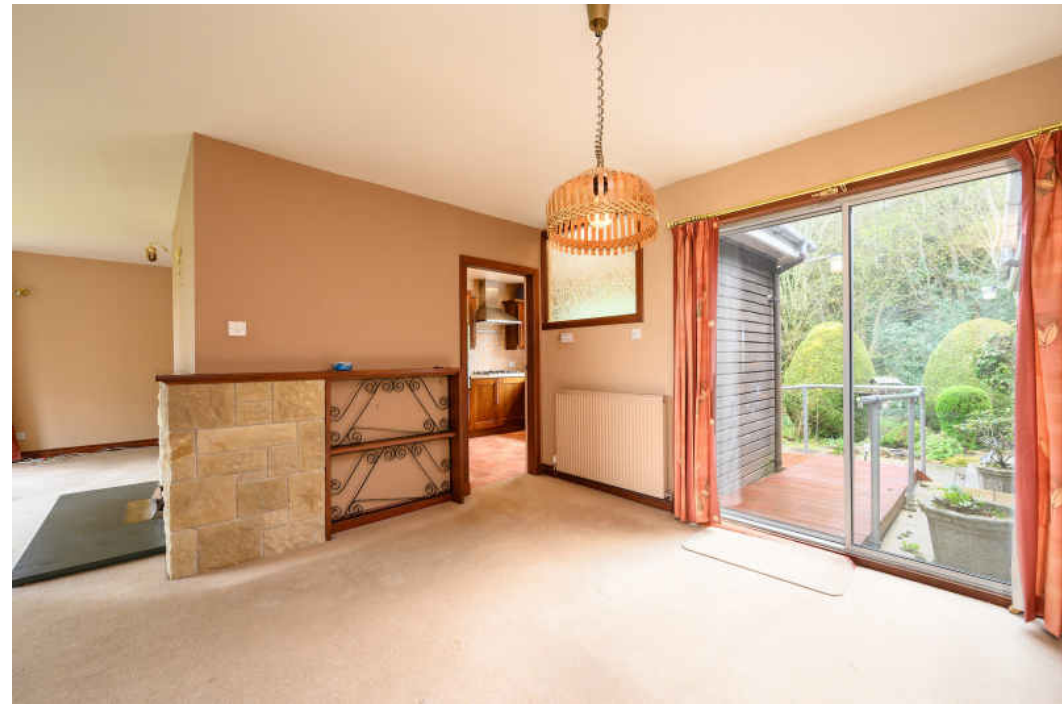
SOLICITORS

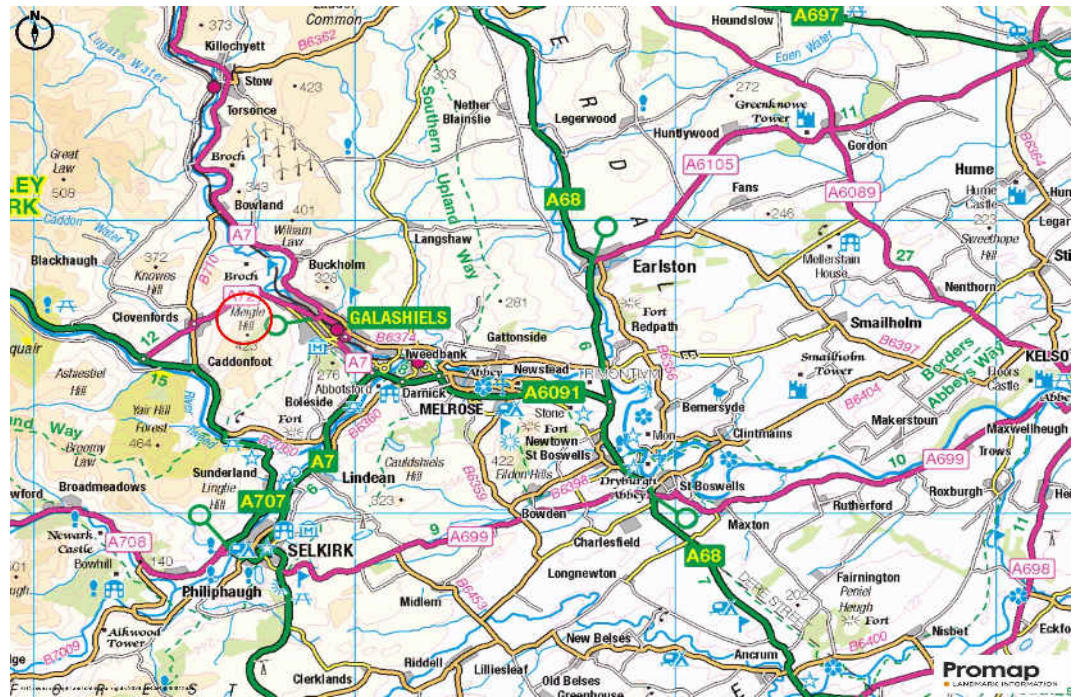
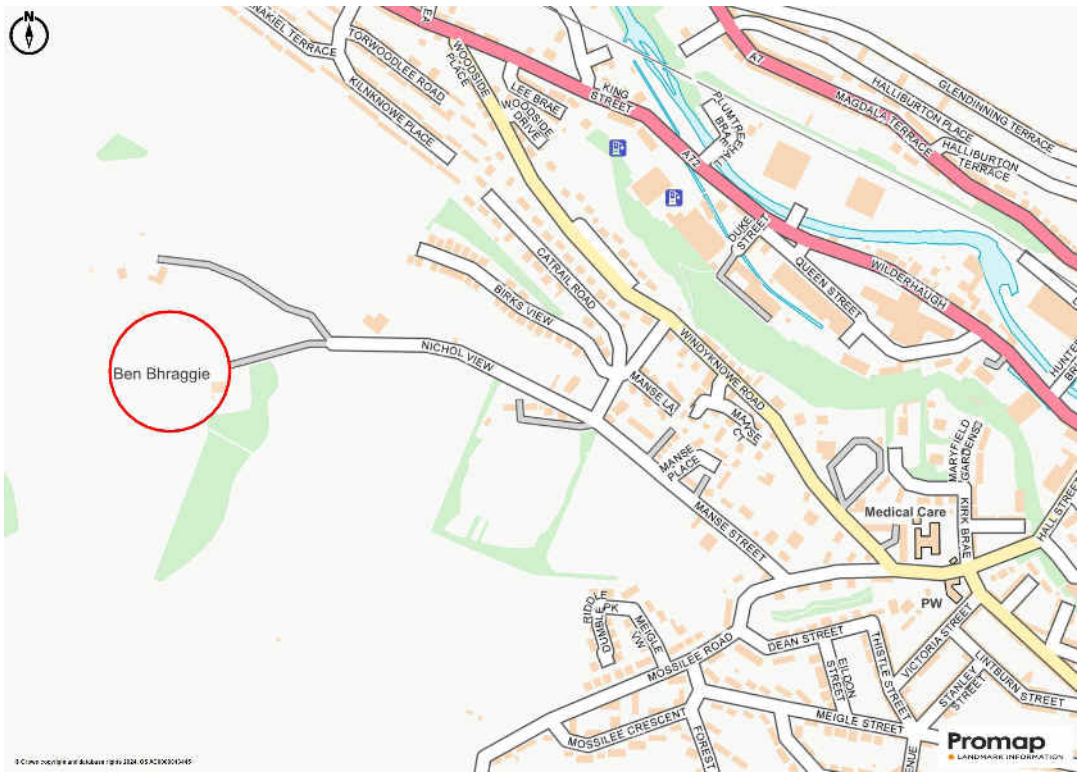
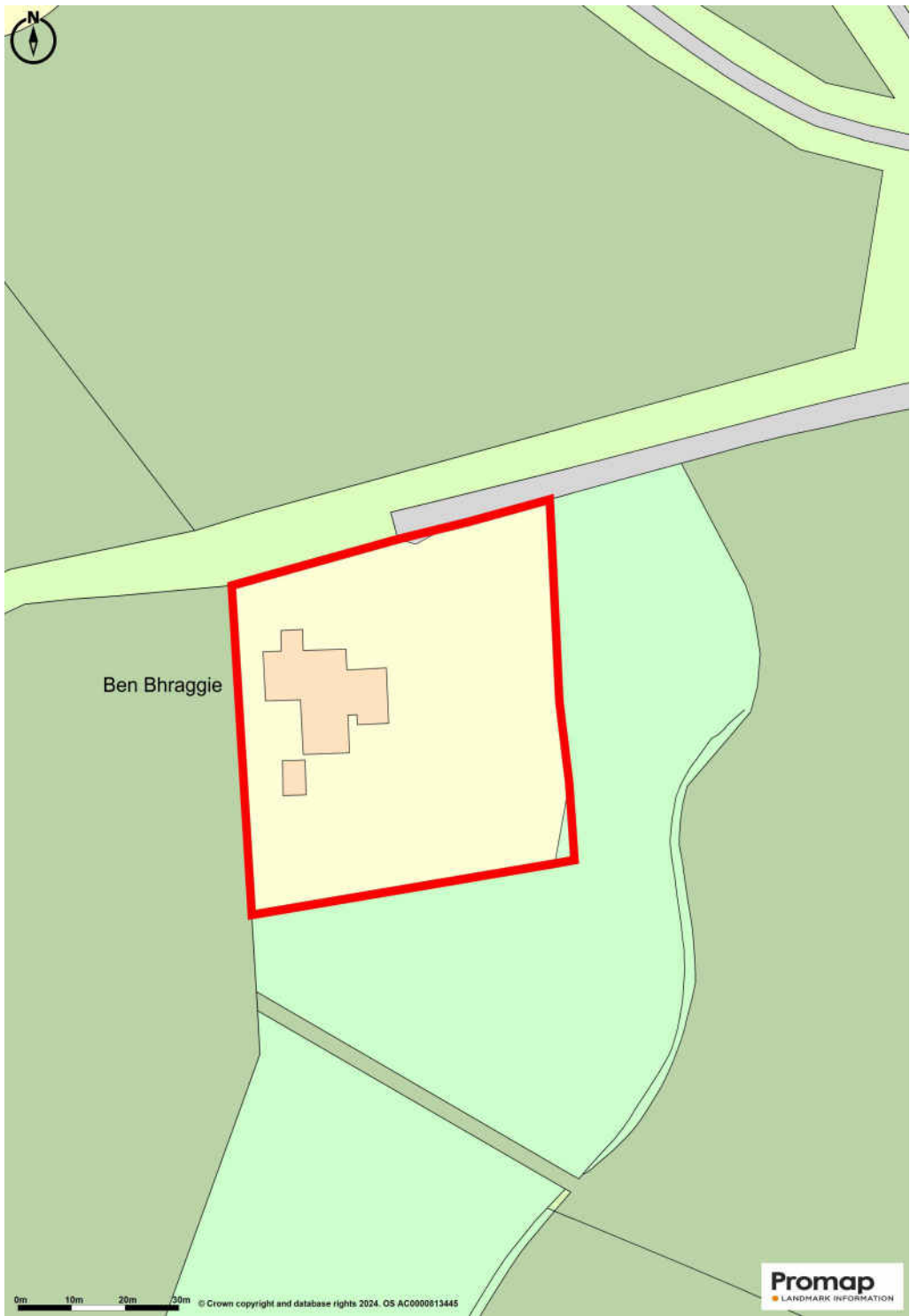
Cullen Kilshaw, Waverley Chambers, Stirling Street, Galashiels, TD1 1BY

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.







IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8** Photographs taken in April 2024.

BEN BHRAGGIE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2823 SQ FT / 262.3 SQ M
 EXTERNAL SUMMER HOUSE AREA 128 SQ FT / 11.9 SQ M
 TOTAL COMBINED FLOOR AREA 2951 SQ FT / 274.2 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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 www.photographyandfloorplans.co.uk

