

Byethorne, Flat 4, 13a Abbotsford Road

Galashiels, TD1 3DR

A Great Opportunity to Purchase This Stunning Two Bedroom Period Property Flat Conversion
For Sale • Offers Over £175,000

Edwin
Thompson









BRIEF RESUME

- Stunning Gardens
- Historic Period Conversion
- High Ceilings Throughout
- Spacious, Bright Rooms
- Prime Galashiels location

DESCRIPTION

Byethorne, Flat 4, 13a Abbotsford Road, is a stunning two-bedroom flat located within a beautifully converted 1870 period property. Converted around 2011, this residence is located on the first floor and is one of six flats spread across the building's two storeys, attic, and basement levels. The property boasts traditional stone construction, a slate roof, and grand communal spaces, all contributing to a unique blend of period character and modern comfort. The flat also includes a dedicated parking space in the rear car park, with additional spaces available for guests.



LOCATION

Situated in Galashiels, Byethorne enjoys a prime location in the heart of the town. Galashiels is lively with a rich history, offering residents a mix of urban amenities and rural charm.

The property is positioned in a sought after residential area with easy access to the town centre, where you can find a variety of shops, cafes, restaurants, and services to meet everyday needs. With well-maintained communal grounds, residents can also enjoy outdoor space without the hassle of maintenance.

Nearby towns such as Melrose and Selkirk are easily accessible from Galashiels. Melrose, just a 10-minute drive away, is renowned for its historic streets, independent shops, and the famous Melrose Abbey. Selkirk, about 15 minutes away, provides additional amenities and beautiful countryside landscapes. The property is also conveniently located near Galashiels train station, offering a direct link to Edinburgh, making the capital accessible within approximately one hour—ideal for commuters looking for a balance between work in the city and a more relaxed pace of life at home.

For those who love the outdoors, Galashiels and the surrounding areas offer a wealth of opportunities for outdoor recreation. From riverside walks along the River Tweed to local parks and hiking trails in the Scottish Borders, the

location offers the best of both worlds—a convenient urban environment with plenty of access to nature. The local community is friendly and welcoming, providing a high quality of life for residents who value both comfort and connection.

ACCOMMODATION

The accommodation currently comprises:

First Floor (split Level) — Entrance hall, living room, kitchen, 2 bedrooms, box room/dressing room and bathroom.

Externally — 9 parking spaces (1 allocated per property), large wrap around grounds.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
Byethorne, Flat 4	105	1130

E & o e please note that these measurements have been taken from the EPC register.

VIEWING

By appointment with the sole agents.
Please contact Amy Welsh for further details.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP
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DETAILS

Byethorne, Flat 4, is an exquisite residence within a converted 1870 building, bringing a beautiful mix of historical architecture and modern-day living. The property is located on the first floor, accessible through a communal entrance that features a traditional timber front door and an impressive hallway with stair well leading to the upper flats. This shared space sets the tone for the elegance that continues throughout the building. The property also features a secure door entry system, ensuring privacy and safety for all residents.

One of the many features within the flat, is the spacious living room, which benefits from approximately 3.5-meter-high ceilings, giving a dramatic sense of space and grandeur. A decorative marble fireplace serves as a beautiful focal point in this room, and a stunning bay window allows natural light to flood in, creating a warm and inviting atmosphere. The original single-glazed windows, equipped with working shutters, offer character and a sense of historical authenticity while also being functional.

The property is well-positioned to take advantage of the excellent transport links available in Galashiels. The Borders Railway, which runs from Galashiels to Edinburgh, provides a direct link to the capital in under an hour, making commuting straightforward and convenient for professionals. In addition to the railway, the local bus network provides reliable connections to surrounding towns and amenities, adding to the ease of living in this well-connected area. Families will also benefit from the close proximity to St. Peter's Primary School, which is located across the road from the property, making it particularly convenient for those with young children.

Each room in the flat is generously proportioned, with large windows bringing in plenty of natural light to enhance the sense of space. The master bedroom is another highlight of the property, offering ample space for a large bed, bedside tables, and other storage and has an attached box room, which is a versatile space that could be used as a dressing room, office, or nursery.

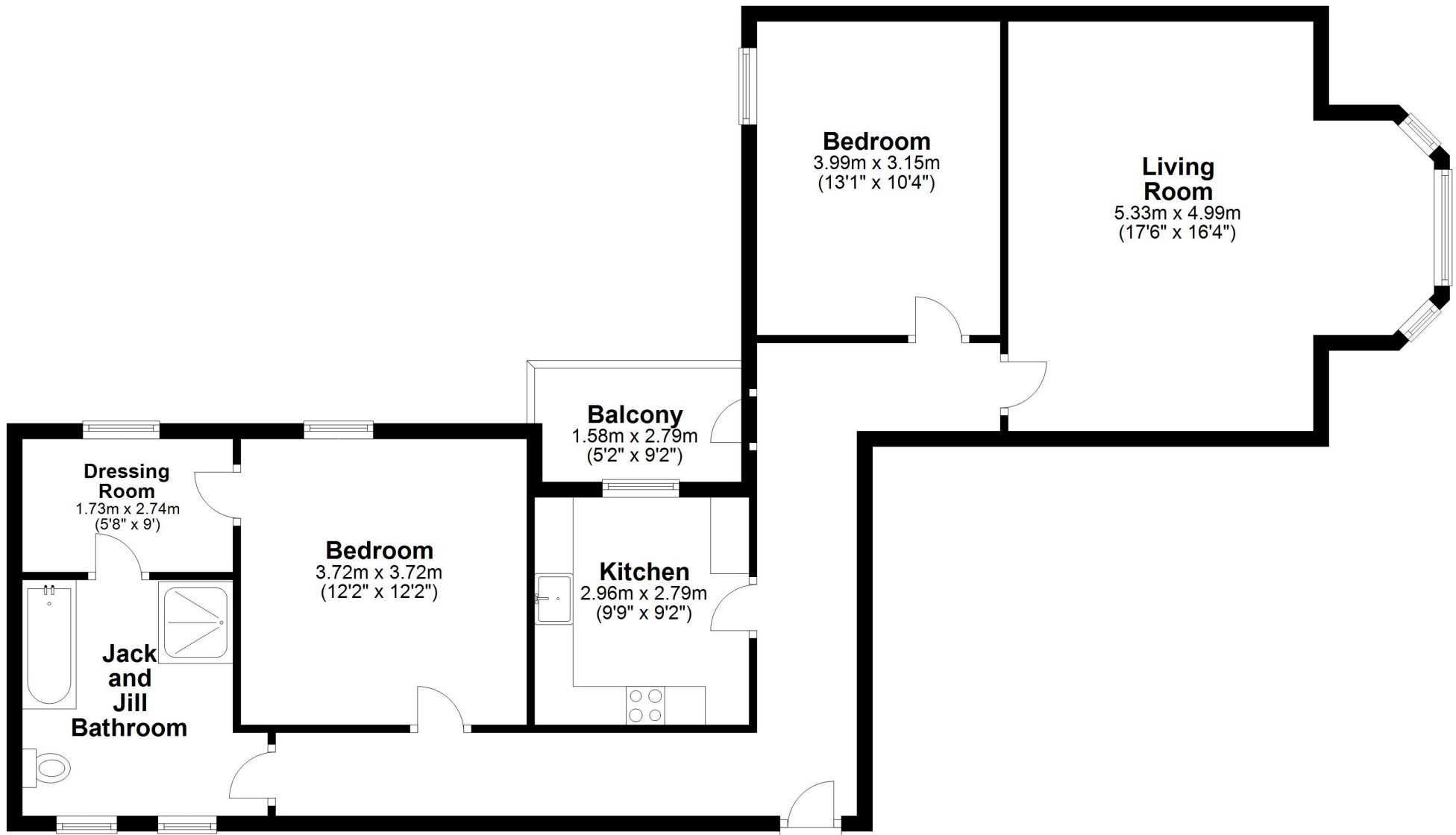
The bathroom, accessible from both the hallway and the box room via "Jack and Jill" doors, is another spacious feature, with two windows allowing for an abundance of natural light, a freestanding shower, and a separate bathtub.

The kitchen is well-appointed, featuring a gas hob, plenty of storage with base and wall units, and space for all necessary appliances, including a washing machine, dishwasher, and a tall fridge freezer. Space for a cozy dining area beneath the kitchen window is perfect for casual meals.

The entire property is heated via gas central heating, and it has recently been refreshed with new carpets in 2022, making it move-in ready for the next owners. The communal grounds offer well-maintained outdoor space, and each flat has a dedicated parking space, along with additional visitor parking, ensuring convenience for both residents and guests.









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