

Scott Park Lodge, Scott Crescent

Galashiels, TD1 3JU

A Rare Opportunity To Acquire A Detached Category C Listed 2 Bedroom Gatehouse.

For Sale • Offers Over **£140,000**

Edwin
Thompson







BRIEF RESUME

- Striking Baronial-style Architecture
- Excellent Transport Links To Edinburgh
- Private Enclosed Garden
- Unique Period Charm Throughout
- Historic Listed Gatehouse Property
- Desirable Town Centre Location

DESCRIPTION:

Scott Park Lodge is a charming, detached, single-storey property of unique historical and architectural interest, located at the entrance to Scott Park in Galashiels. Dating from 1881 and built in the Baronial style, this ‘Category C Listed’ gatehouse offers approximately 70m² of internal accommodation. The layout includes two bedrooms, a living room, kitchen, bathroom, and entrance hall. Enclosed private garden grounds surround the home, complemented by striking ashlar boundary walls and decorative iron railings and gates. Positioned just west of the town centre, the lodge enjoys an appealing and picturesque setting in one of Galashiels’ most desirable residential areas.

LOCATION:

Scott Park Lodge sits at the gateway to the leafy and popular Scott Park, nestled on Scott Crescent—a quiet yet centrally situated street in Galashiels. The location blends tranquillity with convenience, being just a short walk from the

town centre. The property benefits from close proximity to a range of local amenities, including Burgh Primary School, Galashiels Academy, Old Gala House, Gala Bowling Club, Oakwood Park sheltered housing, and numerous walking routes within Scott Park itself. It is a sought-after residential pocket offering both privacy and community spirit.

Galashiels is widely recognised as the principal administrative, retail, and social hub of the Scottish Borders. It serves a large catchment area with a population of over 25,000 within a five-mile radius, rising to nearly 40,000 within ten miles. A significant student presence adds vibrancy to the town thanks to the nearby campuses of Heriot-Watt University and Borders College. Borders General Hospital further supports a dynamic professional demographic, with close ties to Edinburgh-based universities and training centres.

Transport links are particularly strong, with the Borders Railway offering regular services to Edinburgh Waverley, taking approximately 55 minutes. Trains depart every 30 minutes, making commuting viable for those working in the capital but preferring a quieter, more scenic lifestyle. The Galashiels Inner Relief Road and other recent infrastructure improvements enhance road connectivity throughout the Borders. Gala Water Retail Park, supermarkets,

and other amenities ensure all daily needs are catered for locally, with further services in neighbouring towns like Melrose, Selkirk, and Tweedbank within easy reach.

The lifestyle in this part of Galashiels is well-suited to families, professionals, and retirees alike. It combines heritage and modern living in a walkable, green environment, enriched by the historical landscape of Gala House and the formal estate grounds, now preserved as public parkland.

ACCOMMODATION :

The layout currently comprises:
Internal: Entrance hall, living room, kitchen, two bedrooms, bathroom
External: Driveway and garden

AREAS:

The property has been measured to the following areas:

Description	sq m	sq ft
Scott Park Lodge	70	753

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

SERVICES:

Mains gas, electricity, water and drainage are understood to be connected





COUNCIL TAX BAND — C

EPC RATING — D61

BROADBAND COVERAGE

The area around Scott Park Lodge, has access to Ultrafast broadband services, with maximum download and upload speeds of 8,500 Mbps.

FLOOD RISKS

Surface Water risks—Low Risk

This information gives the likelihood of surface water and small watercourses flooding somewhere within a 25 metres radius of this location.

Low likelihood means that each year this area has a 0.1% chance of flooding.

This does not take into account the effect of any flood defences.

River risks—Medium Risk

This information gives the likelihood of river flooding somewhere within a 25 metres radius of this location.

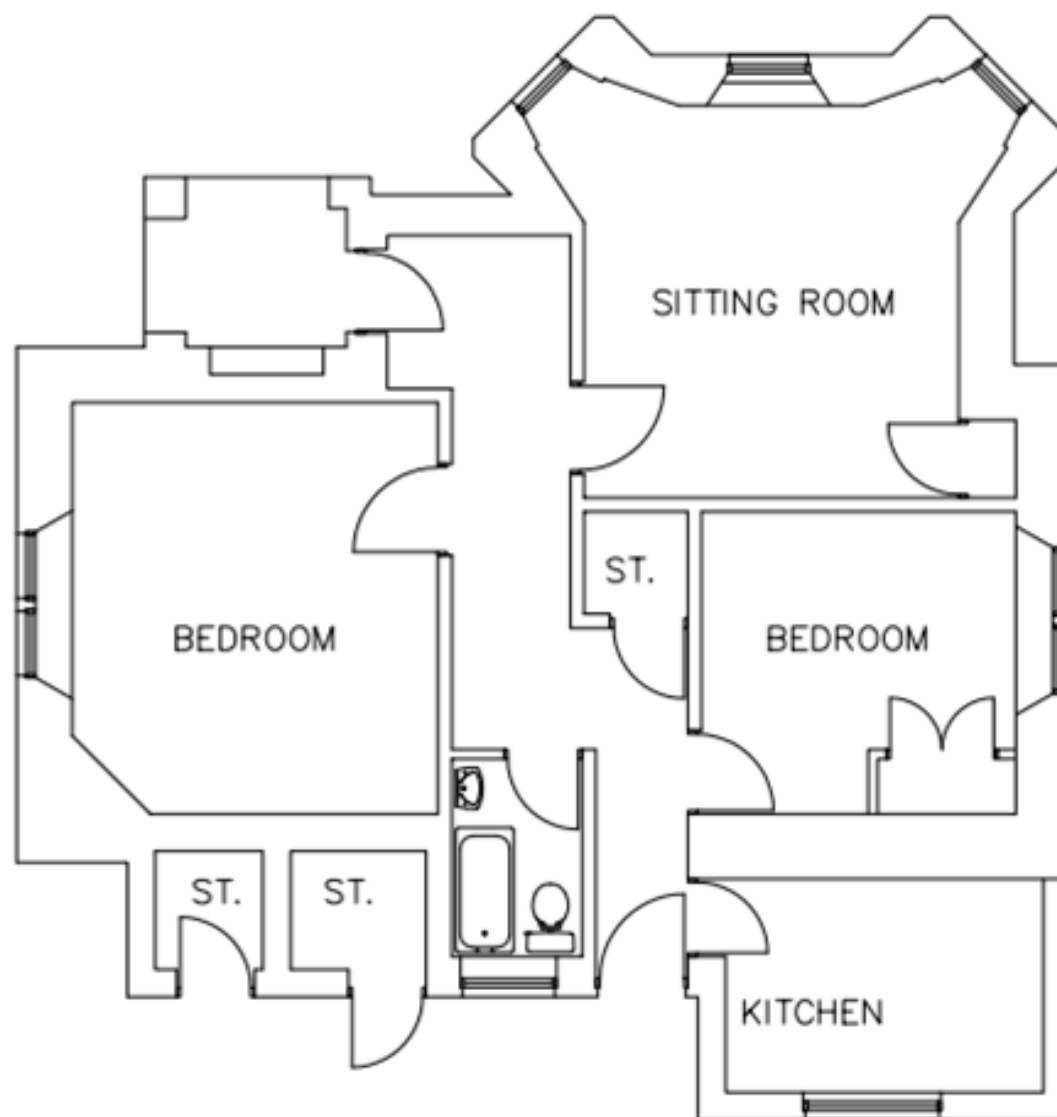
Medium likelihood means that each year this area has a 0.5% chance of flooding.

Check the SEPA website for more details

VIEWING

By appointment with the sole agents.
Please contact Claire Painter for further details.
Email: c.painter@edwin-thompson.co.uk

Tel: 01896 751300





COMMENTARY:

Scott Park Lodge is an architecturally significant building with considerable historical provenance. Constructed as part of the larger Gala House estate and designed in the mid-19th-century Baronial style by David Bryce—Scotland's leading country house architect of the era—the lodge is a rare example of high-quality detailing in a compact domestic property. The crow-stepped gables, ball finials, and gabled window bays contribute to the lodge's distinctive appearance, making it a true landmark property. Internally, the 70m² footprint is well-configured for modern living while retaining its period charm.

Externally, the property benefits from private, enclosed garden grounds laid mainly to lawn, bordered by attractive low ashlar walls and Gothic-detailed iron gates and railings, further emphasising

its heritage. The setting, adjacent to the former main entrance of the estate and just beyond the remaining formal gates, underscores the significance of the building within the historical townscape of Galashiels. The lodge has retained a clear visual and spatial connection with the parkland it once served.

The building materials and construction methods reflect the quality typical of the period: pitched slate roofs, original timber-framed sash windows to the front, and cast iron rainwater goods. The lean-to rear extension and UPVC rear windows suggest some modernisation has occurred, although sympathetically done. Internally, while not specified in detail, the current layout is traditional yet practical, providing two bedrooms, a bathroom, a central hallway, and a bright, comfortable living room.

Its listing as a Category C building offers both protection and prestige, appealing to buyers with a taste for character properties. Importantly, it also brings opportunities for carefully considered enhancements, potentially subject to listed building consent, allowing the next owner to restore or extend in keeping with the historic fabric.

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