

# Paddock House

HAYWARD DRIVE, GALASHIELS, TD1 3JB



*Eco-friendly, four-bedroom detached house in Galashiels*



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McEwan Fraser Legal is delighted to present this eco-friendly, four-bedroom detached house in Galashiels. The property is beautifully presented in walk-in condition. Perfect for families looking to escape the bustle of the city centres, whilst retaining the benefits of easy access to them. This beautiful home showcases extraordinary views of the Borders countryside and provides an extensive offering of nearby walks and the promise of a quiet life.

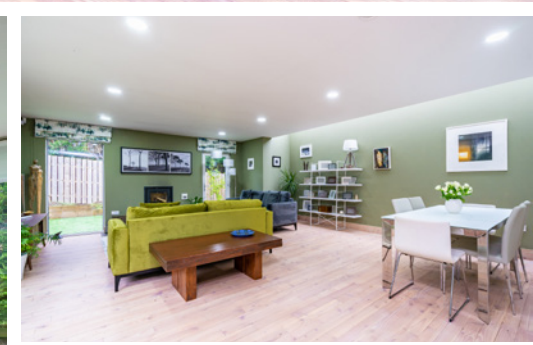
# THE ENTRANCE HALL



The uniqueness of the property is immediately apparent as you pull into the large driveway to the side of the building. Coming through the front door, you find yourself in the entrance vestibule. A space perfect for kicking off the muddy wellies after a long walk, before entering your warm home. As you enter, a combination of the spacious open-plan layout and floods of natural light through the skylights give this property a unique feel.

Wander left at the front door, and you will find yourself in the large, dual-aspect living area with ample floor space for a full living room suite, and dining room table. This, along with further skylights all along the back wall and spotlights in the ceiling, provides the ideal space for entertaining guests or the family by day or night. As you wander towards the stairwell, you find a smaller family room suited for cosy movie nights.

# THE LIVING ROOM



# THE FAMILY ROOM



# THE KITCHEN



Further on, the kitchen has been redesigned by the current owners to provide more worktop space, ideal for the budding home chef. Off the kitchen is a utility room, leading to a double garage off that. The garage is currently set up as a home gym, providing a blank canvas for you to create a space entirely of your own. Although could comfortably fit two cars if this was your preference. Heated flooring is set up throughout the ground floor of the property.



# THE UTILITY & GARAGE/GYM



# THE SHOWER ROOM





Moving upstairs, you will find four well-proportioned double bedrooms. The master bedroom is the star of the show, featuring a modern three-piece bathroom en-suite. The pinnacle of this room is the roof terrace, showcasing those extraordinary views over the countryside, including stairs leading down to the driveway. Along the hall, you will find a stylish bathroom, two rooms that are currently used as bedrooms, and one that is set up as a tranquil working-from-home space. The intelligent design and use of skylights on this floor also ensure natural light throughout.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



The property has planning approved, and drawings available, for a garage conversion and further alterations to create a studio, as well as installing bi-fold doors from the existing window/door opening in the living room on the ground floor, and installing bi-fold doors in the master bedroom plus reconfiguring the existing bathroom and en-suite layouts on the first floor.

This is a rare opportunity to acquire a high-quality, intelligently designed and eco-friendly house in a fantastic location.

Early viewing is advised as this property will not be around for long!

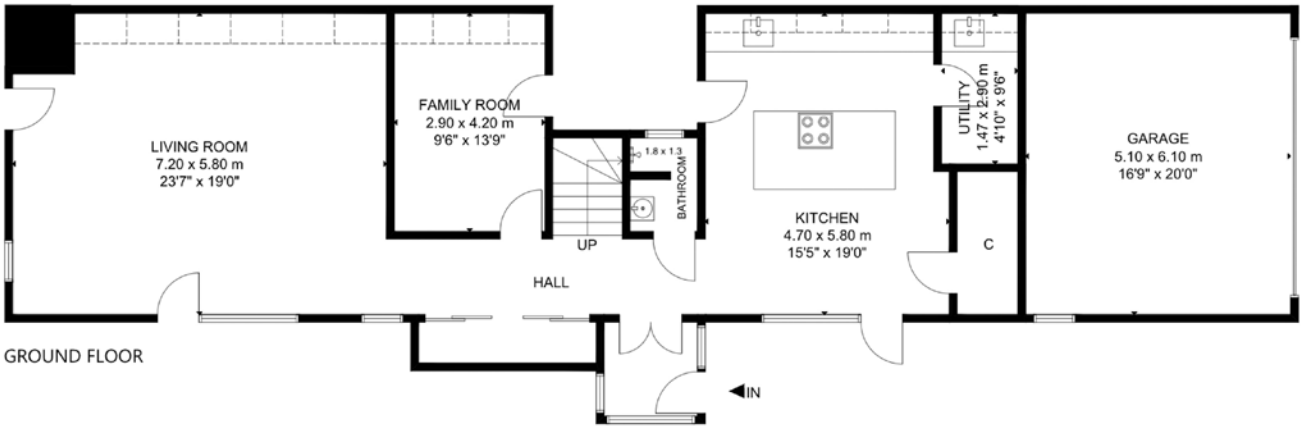
# EXTERIORS



# FLOOR PLAN, DIMENSIONS & MAP



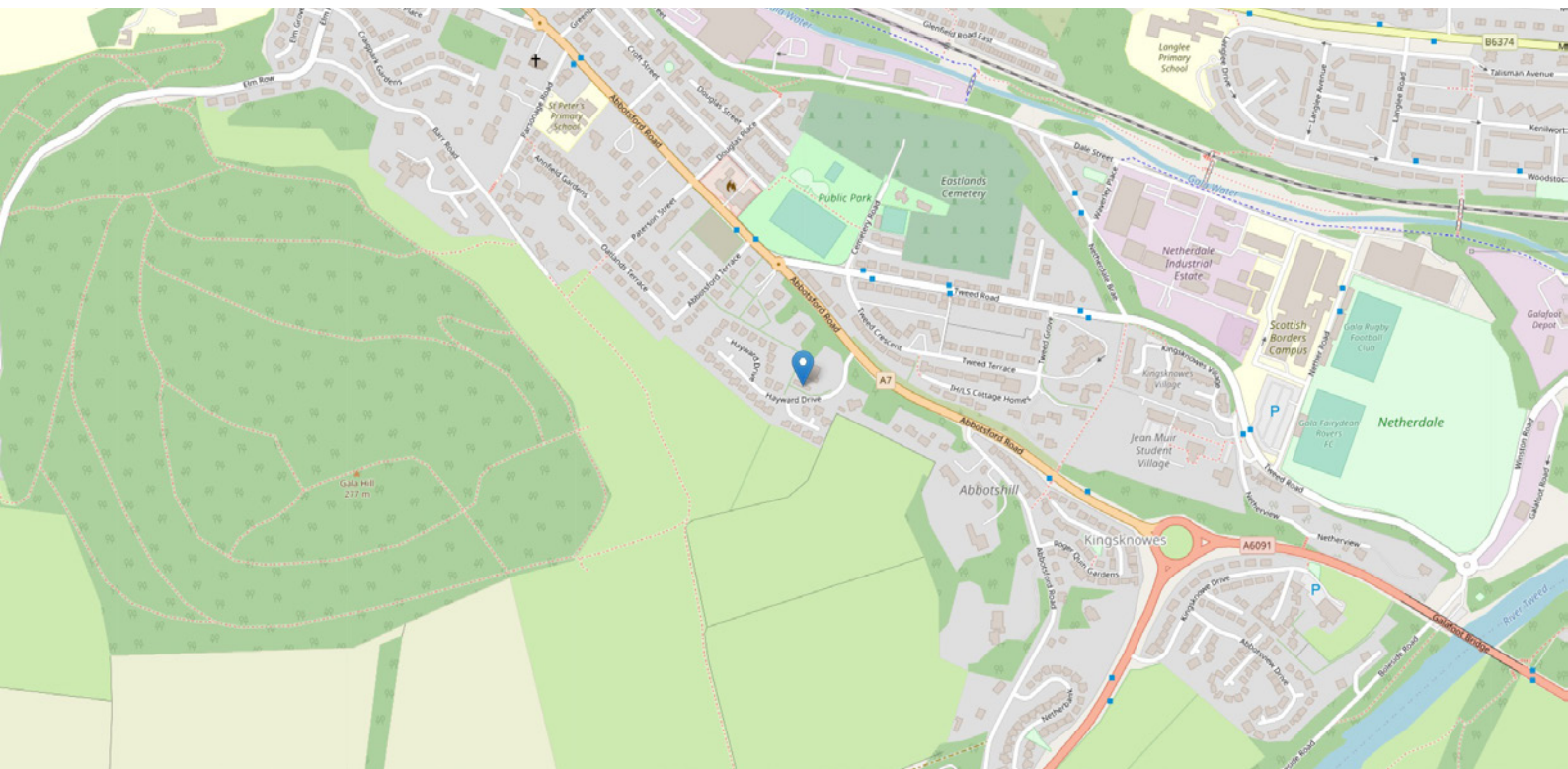
FIRST FLOOR



GROUND FLOOR

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 200m<sup>2</sup> | EPC Rating: B



# THE LOCATION

The name, Galashiels, is derived from shiels or shielings which means dwellings and is usually preceded by a place or personal name, hence Galashiels, which means dwellings by the Gala Water. Although Galashiels is a small town, there are plenty of activities available to enjoy; a short walk away you will find Gala Water Retail Park, where occupiers include M&S Simply Food, Next, New Look, Boots, Pets at Home and Clarks. The retail park sits adjacent to Tesco Extra and ASDA. For those who enjoy leisure activities, Tweedbank Sports Centre and The Borders Sport and Leisure Centre will keep all members of the family entertained on a day out. Cyclists can join the 90-mile Tweed Cycle Way in Galashiels, while hikers can join the Southern Upland Way as it passes through.







Galashiels is home to a number of primary schools, one secondary school, Heriot Watt University and The Borders College.

You'll find the Scottish Borders is easy to reach from every direction, with major routes from all directions touching its boundaries. Leave behind the motorways and ring roads and in little more than an hour by car from Edinburgh, Glasgow, Newcastle and Carlisle you'll discover that driving is a pleasure again. Traffic-free roads and quiet country lanes reveal new breath-taking vistas which change with the seasons, the weather and the light.

The Borders Railway line is set to be up and running by summer 2015 with half-hourly service at peak times over seven days of the week. The rail line will run from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.



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