

9 William Law Gardens

Galashiels | Scottish Borders



Galbraith

Impressive three storey townhouse in a desirable area of Galashiels.



Melrose 6 miles | St. Boswells 10 miles | Peebles 18 miles | Edinburgh 36 miles

(All distances are approximate)

Offers Over £225,000

One reception room. Three bedrooms.

Modern three storey townhouse spanning 109sqm.

Impressive principal bedroom suite with balcony.

Private, low maintenance enclosed garden.

Double driveway.

Countryside outlooks.

Galbraith

21 Woodmarket | Kelso | Scottish Borders | TD5 7AT
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galbraithgroup.com

Situation

The property enjoys a convenient setting within the highly sought-after town of Galashiels, benefiting from excellent transport connections via the nearby A7 and A68 trunk roads. The railway station is within a comfortable walk, providing regular services to Edinburgh with journey times to the city centre of under an hour. Frequent daily bus services also operate nearby, with the nearest bus stop situated just a two-minute walk from the property.

As one of the largest towns in the Scottish Borders, Galashiels offers an excellent range of amenities, including independent retailers, cafés, restaurants, supermarkets and popular high street stores. The town is also well served by primary healthcare facilities, including two main GP surgeries, providing convenient access to medical services for residents. Galashiels gained national recognition, having been named one of the happiest places to live in Scotland in 2022.

The area is particularly well suited to families, with both primary and secondary schooling in Galashiels, alongside private schooling options in the nearby town of Melrose. Cultural and community events are well catered for at the nearby Mac Arts Centre and Volunteer Hall, both of which host a varied programme of live music, theatre and entertainment throughout the year.

For outdoor enthusiasts, the surrounding Borders countryside provides an abundance of recreational opportunities, including hill walking, fishing, golf, cycling and renowned mountain biking trails within the Tweed Valley. In addition, there are several local leisure facilities and gyms available in both Galashiels and nearby Tweedbank.

Description

9 William Law Gardens is a modern three-storey end-terraced townhouse located within a desirable area of Galashiels. Built in 2005 and extending to an impressive 109sqm of accommodation, the property offers excellent privacy alongside flexible and spacious living throughout. Externally, the property benefits from a double driveway to the front, providing convenient off-street parking.

Upon entering, you are welcomed into a bright and inviting hallway providing access to all ground floor accommodation. The kitchen is fitted with a range of modern wall and base units, complemented by ample worktop space and integrated appliances. To the rear, the generous lounge provides excellent living and dining space, with patio doors opening onto the garden and enjoying pleasant views beyond. A convenient WC completes the ground floor accommodation.

Ascending to the first floor, the spacious landing gives access to two well-proportioned bedrooms and a contemporary family bathroom. Stairs rise to the second floor where the impressive principal bedroom occupies the entire level. This fantastic space benefits from double doors opening onto a private balcony with seating area overlooking the surrounding countryside, alongside a dressing area and en-suite shower room.



Accommodation

Ground Floor:
Entrance hallway, kitchen, lounge, WC.

First Floor:
Landing, two bedrooms & family bathroom.

Second Floor:
Landing, main bedroom with en-suite shower room & dressing area.

Garden

Externally, the property benefits from a double driveway to the front providing convenient off-street parking. To the rear, the enclosed garden has been thoughtfully landscaped to create a private and low-maintenance outdoor space ideal for relaxing and entertaining. Featuring a paved patio with ample seating space, the garden also enjoys attractive open outlooks towards the surrounding greenery and countryside beyond. A side gate provides direct external access to the garden without the need to pass through the house.

Tenure

Freehold

Local Authority

Scottish Borders Council

Council Tax

Band E

EPC

Band C

Services

Mains Water, Electricity and Drainage | Gas Central Heating | Broadband Available | Mobile yes



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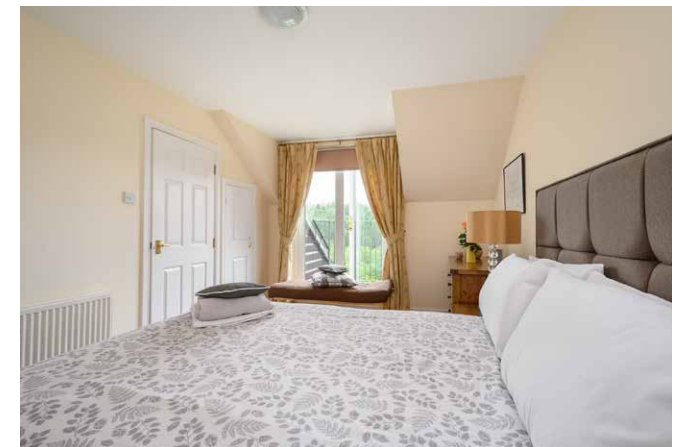
Post Code: TD1 1TB

Solicitors

Andrew Haddon & Crowe W.S Solicitors, 3 Oliver Place, Hawick, TD9 9BG

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.



Viewings

Strictly by appointment with the Selling Agents.

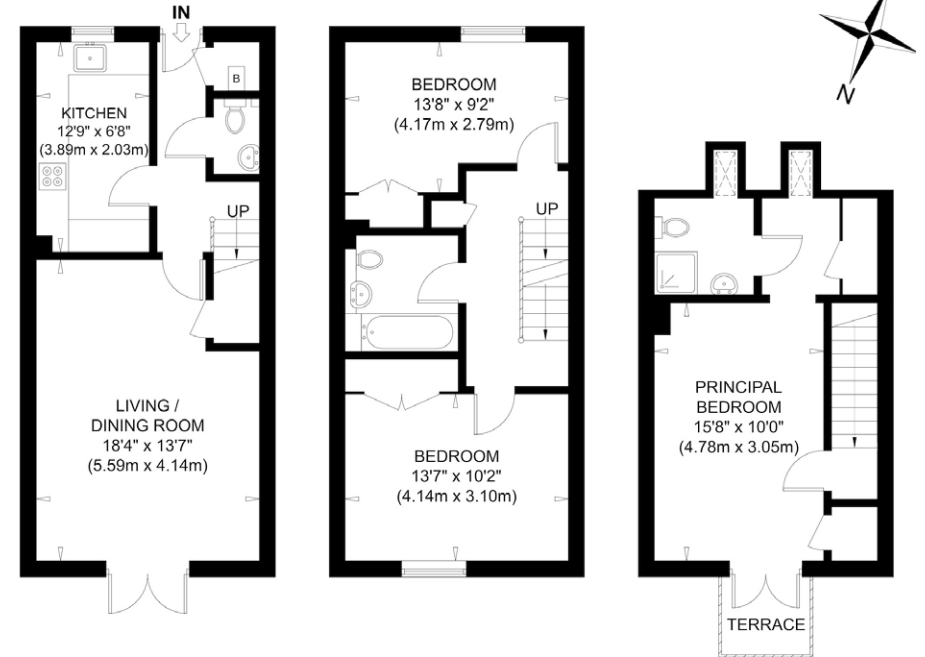
Anti Money Laundering (AML) Regulations

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.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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. September 2025



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 40 SQ M / 430 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 40 SQ M / 430 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 28.8 SQ M / 310 SQ FT

WILLIAM LAW GARDENS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 108.8 SQ M / 1171 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Galbraith