

# 3 HAWTHORN STEADING

Langlee Mains, Galashiels, TD1 2NZ



**GILSON GRAY**

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Welcome to a stunning three-bedroom home which forms part of a modern steading conversion, offering a wealth of space and a luxurious lifestyle in a breath-taking semi-rural location on the northern edge of Galashiels.

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This exclusive three-bedroom home offers exquisite interiors that are finished to an exceptionally high standard, providing an abundance of space, style, and comfort. It features two expansive reception areas, a stylish kitchen, and a private balcony. Generous storage helps maintain its flawless appeal, while a high-spec bathroom, en-suite, and WC add

further practicality. It also comes with a large garden and ample private parking. Furthermore, this property has a prime end position as part of a luxury steading conversion, which incorporates the traditional stone building with natural finishes and contemporary appeal.



**PROPERTY NAME**

3 Hawthorn Steading

**LOCATION**

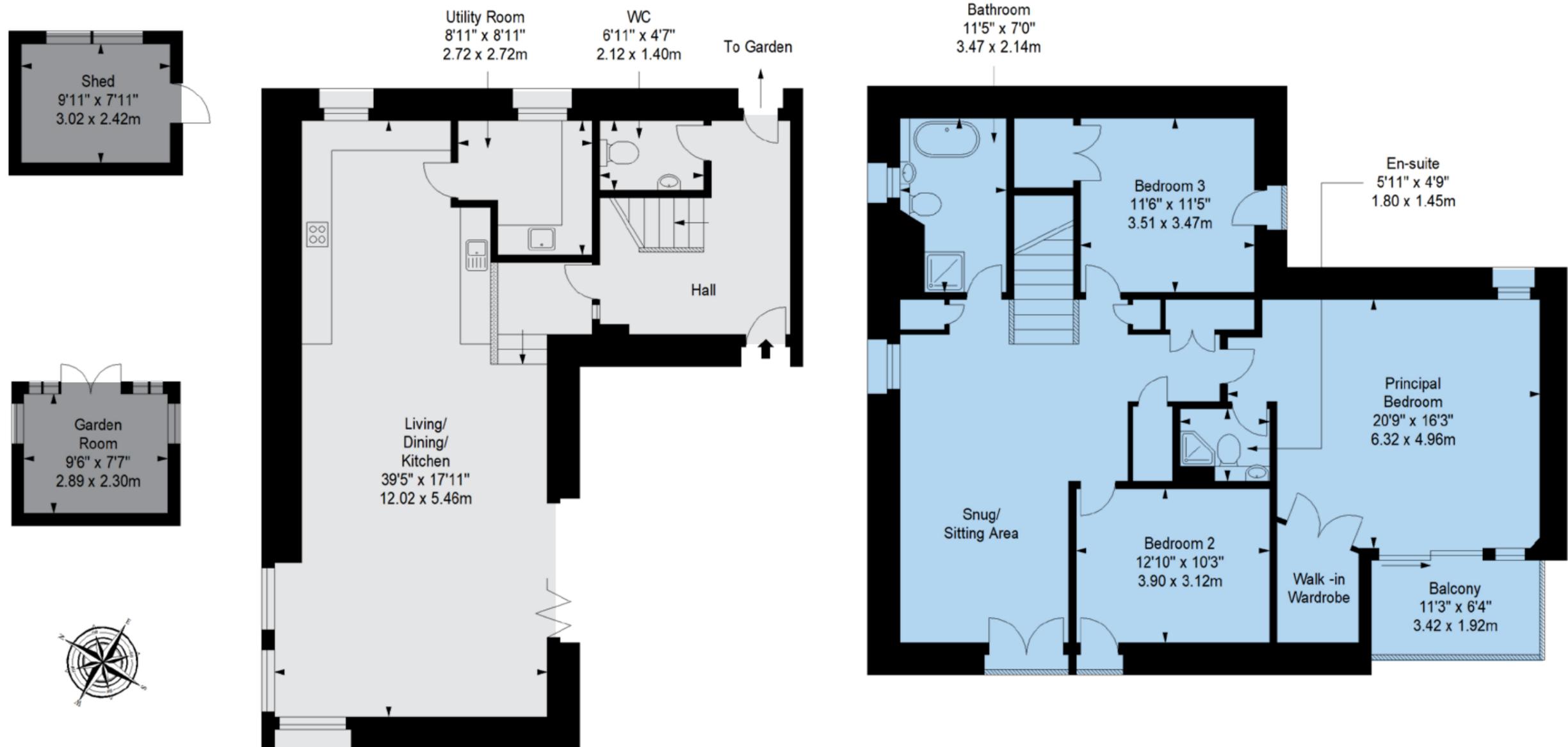
Galashiels, TD1 2NZ

**APPROXIMATE TOTAL AREA:**

189.5 sq. metres (2039.8 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNALS

The floorplan is for illustrative purposes. All sizes are approximate.



# STUNNING THREE-BEDROOM HOME



Located beside the open countryside, it has a peaceful setting and all the charms of semi-rural living, whilst remaining within easy reach of all that Galashiels offers, including amenities, schools, and bus and rail links. Tranquil woodland walks and country trails are on your doorstep, along with inspiring farmland views and opportunities for watching the diverse local wildlife. Viewing is essential to truly appreciate the scope, beauty, and scenic nature of this stunning property.

## GENERAL FEATURES

A stunning luxury home  
 Part of a sought-after modern steading conversion  
 Exclusive semi-rural location on the edge of Galashiels  
 Exquisite interiors finished to exceptional standards  
 EPC Rating - B | Council Tax band - F

## ACCOMMODATION FEATURES

Bright entrance hall with a WC and garden access  
 Striking open-plan kitchen/living/dining room with:  
     Multi-aspect windows and bi-folding doors  
     Shaker-inspired kitchen with quartz worktops  
 Adjacent utility room with matching design  
 Large snug/sitting area with storage and Juliet balcony  
 Principal suite with a walk-in wardrobe and a balcony  
 Two further double bedrooms with Juliet balconies  
 Contemporary three-piece en-suite shower room  
 High-spec family bathroom with a four-piece suite  
 Air source heat pump and a solar-panelled roof  
 Generous, fully-floored attic for additional storage  
 Air source heat pump and triple glazing  
 Underfloor heating on ground floor, radiators on first  
 A solar-panelled roof with a battery storage unit

## EXTERIOR FEATURES

Large, private rear garden that is fully enclosed  
 Two private parking spaces and an EV charger

# WELCOME TO A UNIQUE HOME



## that instantly impresses

The home's private front door opens into a wonderfully bright and inviting entrance hall that hints at the refined interiors to follow. Here, neutral décor is paired with an LVT floor and an exposed stone wall, showcasing the traditional origins of the steading. There is space for freestanding furniture and a WC for convenience.



## Bright entrance hall with a WC and garden access



# BEAUTIFULLY COMPOSED

living spaces with  
understated luxury



# RECEPTION ROOMS



## The kitchen/living/dining room is a masterclass in open-plan design

It maintains the hall's attractive styling, enhancing a light and airy ambience along with multi-aspect glazing for a flood of daily sunlight. Full-height corner windows frame the mature surroundings, while bi-folding doors (with bespoke electric blinds) extend the room's sense of openness to outside.





Striking and evocative, it is beautifully composed with understated luxury.



## A dual-aspect snug/ sitting area

provides another expansive reception space, one with generous built-in storage and glazed doors to a Juliet balcony, framing an inspiring country panorama. Like the living area, this room embodies the elegant character of the property, providing flexible space and a stylish finish.



# THE KITCHEN



A state-of-the-art kitchen balancing style and function



## Part of the open-plan living area

The kitchen is appointed in subtle tones to carefully blend in with the neutral surroundings, increasing the impressive sense of space. It has a state-of-the-art, Shaker-inspired design offering abundant cabinet storage and quality worktops. The high-end aesthetic is further enhanced by a Quooker tap for instant boiling water and integrated appliances for a cohesive profile. A matching utility room provides additional storage and a quiet locale for laundry.

# THE BEDROOMS

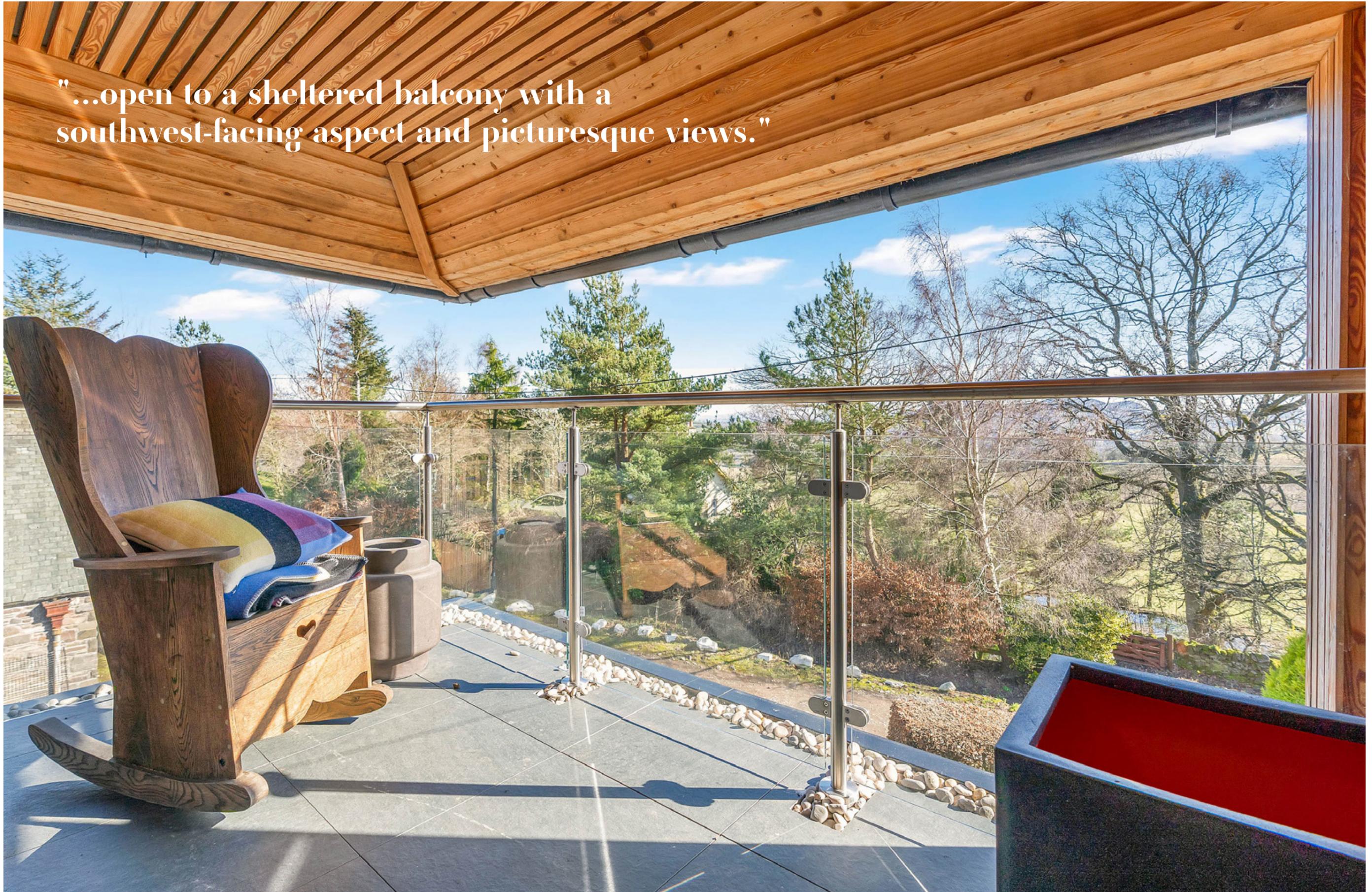


An indulgent  
principal suite with  
desirable features



Of the three double bedrooms, the expansive principal suite truly stands out, easily accommodating a wide range of furnishings and a comfortable seating area. In addition, it has a walk-in wardrobe and a contemporary en-suite shower room, fitted with a rainfall showerhead. It also features glazed doors sliding open to a sheltered balcony with a southwest-facing aspect and picturesque views.

"...open to a sheltered balcony with a southwest-facing aspect and picturesque views."





# TWO

## further bedrooms

The second bedroom (currently used as a large office) and the third bedroom (with a built-in wardrobe) both have Juliet balconies, making the most of the beautiful surroundings.



# BATHROOMS

offering a spa-like experience

In addition to the WC and en-suite, there is a first-floor family bathroom, styled with half-height wall panels alongside neutral décor and premium tiling. In keeping with the rest of the home, it is of a very high specification, incorporating a storage-set WC suite, a ladder-style towel radiator, a walk-in shower cubicle, and a double-ended freestanding bath.

For optimal efficiency and comfort, the property has triple glazing, a solar-panelled roof with a battery storage unit, and an air source heat pump with underfloor heating throughout the ground floor and radiators on the first floor. There is also a generous, fully-floored attic for additional storage.

## High-specification finishes



Externally, there is a private rear garden that is enclosed by a high fence. Ideal for outdoor dining, this large space captures lots of daily sun. It also includes an external tap.



**SIT BACK, RELAX**  
and enjoy the sun



## Two private parking spaces

Furthermore, the property benefits from two private parking spaces, one of which comes with an electric vehicle (EV) charger and a second external tap, as well as an external electric powerpoint.

Extras: all fitted floor and window coverings, most light fittings, and integrated kitchen appliances (induction hob with built-in extractor, double oven, fridge/freezer, and dishwasher) to be included in the sale. The exclusive designer light in the open-plan living room is available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



The picturesque town of Galashiels is an idyllic haven for those seeking a rural lifestyle within a well-established residential area. The town offers excellent local amenities and is served by numerous supermarkets, independent stores, banks, and chemists. It also has a wide selection of restaurants, cafes, eateries, upscale bars, and traditional pubs. For leisure and entertainment, there is a cinema, museum, art gallery, and of course, the great outdoors. Perfect for gentle strolls and hill walks, the sublime natural landscape surrounding Galashiels is ripe for exploration. There is a good selection of parks for easy strolling and Ladhope Recreation Ground for a brisk hill walk that offers a breath-taking view over the town. Cyclists are also spoilt for choice with the

nearby 4 Abbeys countryside cycle route (visiting four famous abbeys) and the National Cycle Network Route 1 travelling west to Innerleithen and Peebles, for world class mountain biking, or east to Melrose. For sports, the area is home to a cricket club and a rugby club, in addition to two wonderful golf courses at Ladhope and Torwoodlee. Galashiels is the ideal setting for horse riding too, with the annual Braw Lads Gathering creating a spectacular day out. With Galashiels train station and the A7 roadway, the area also provides a straightforward commute into Edinburgh – a journey which takes approximately one hour whether by car or rail. Schooling is available in Galashiels at both primary and secondary levels.

# GALASHIELS

Nestled in the heart of the Scottish Borders amongst rolling countryside





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