

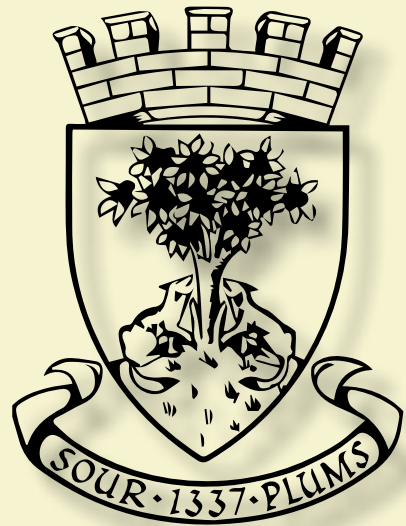


# BINNIEMYRE GUEST HOUSE

40 ABBOTSFORD ROAD, GALASHIELS, BORDERS, TD1 3HR

 **McEwan Fraser Legal**  
Solicitors & Estate Agents





# GALASHIELS

The name, Galashiels, is derived from shiels or shielings which mean 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 now fully set up and running providing the local community and visitors to the area 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.

To the west of the town, there is an ancient earthwork known as the Picts' Work Ditch or Catrail. It

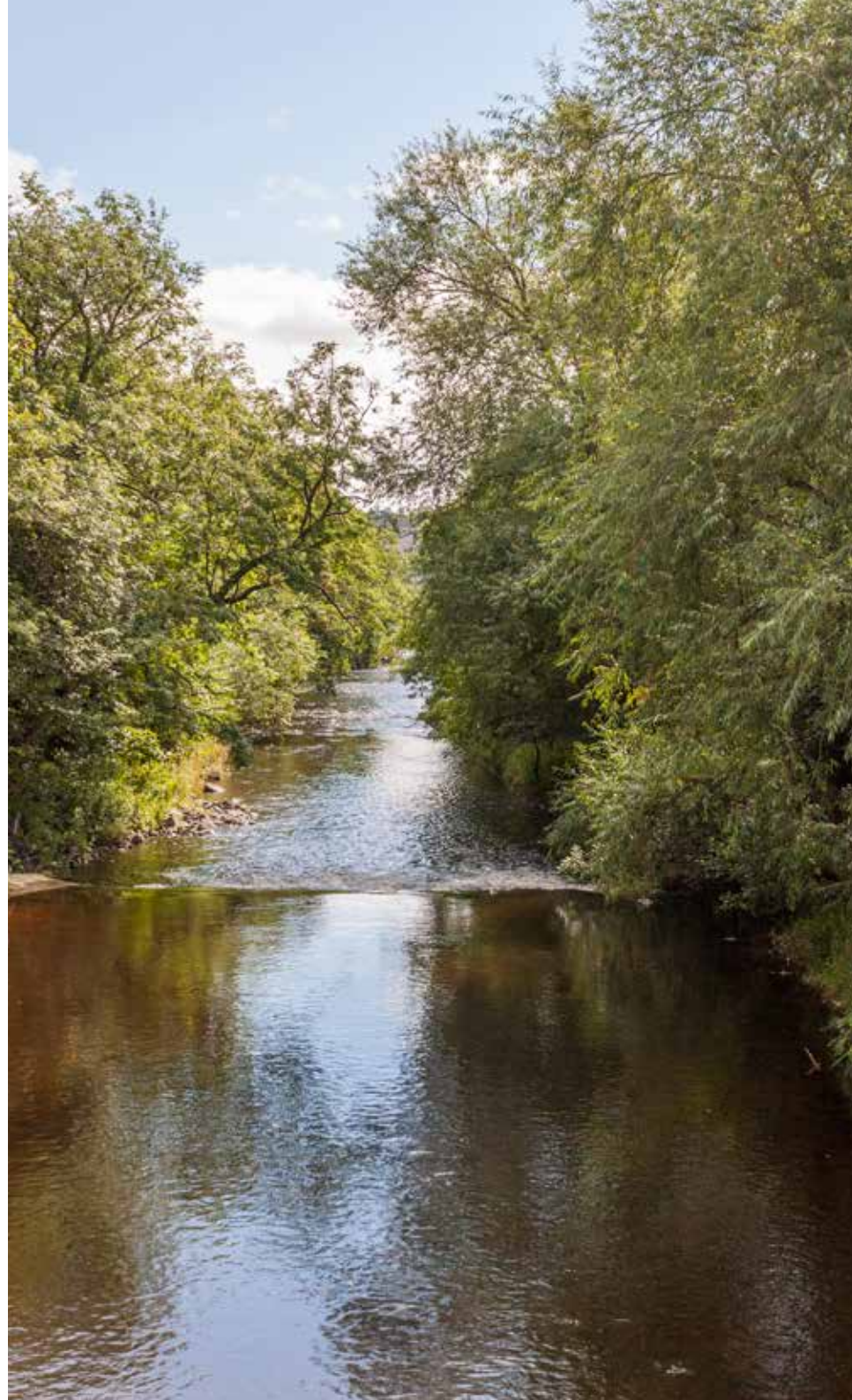
extends many miles south and its height and width vary. There is no agreement about the purpose of the earthwork. There is another ancient site on the north west edge of the town, at Torwoodlee, an Iron Age hill fort, with a later Broch known as Torwoodlee Broch built in the Western quarter of the hill fort, and overlapping some of the defensive ditches of the original fort. The Romans destroyed the broach in AD 140, soon after it was completed.

The town's coat of arms shows two foxes reaching up to eat plums from a tree, and the motto is Sour Plums pronounced in Scots as soor plooms. It is a reference to an incident in 1337 when a raiding party of English soldiers were picking wild plums close to the town and were caught by Scots who came across them by chance and slaughtered them all.

On a hillside to the north of the town, Buckholm Tower is a prominent structure which dates back to 1582 and replaced another tower built on the same site but destroyed around 1570.

In 1599 Galashiels received its Burgh Charter, an event celebrated every summer since the 1930s by the "Braw Lads Gathering" with riders on horseback parading through the town.

In 2015, The Scottish Borders Council officially announced that Galashiels was the capital of the Scottish Borders. Galashiels' population grew fast through the textile trade with several mills. A connection with the town's mill history, the Mill Lade, still links the town from near the site of mills at Wheatlands Road, to Netherdale, via Wilderhaugh, Bank Street, the Fountain and next to the Tesco/retail development Street.



Gala Water, Galashiels Town Centre



# BINNIEMYRE GUEST HOUSE

Binniemyre Guest House was built in 1862 for a local mill owner and was originally called Eildon View, as at that time no other houses had been built in the area and the house had uninterrupted views to the magnificent Eildon Hills. The house was built for The Morrison family, who were one of many wealthy mill owners in the area.

A common mental image of a “Victorian” property looks much like a dollhouse with elaborate trim and bright colours. However the term “Victorian architecture” actually refers to styles that emerged in the period between 1830 and 1910, during the reign of Queen Victoria. The Victorian era spawned several well-known styles, including Gothic revival, Italianate, Second Empire, Queen Anne, Stick Style, Romanesque style and shingle style.

The Victorian styles evolved largely from the imposing, elaborate Gothic style, which appealed to the romantic Victorian idea that fashion, architecture and furnishings should be beautiful rather than a mere practical application; Binniemyre Guest House encompasses all that is great about the design and quality of craftsmanship that went into completing a building that today allows one to reflect back on what happens when design and quality come together to create such a magnificent period property.

Binniemyre Guest House is only a five minute drive from Tweedbank Railway Station with over two hundred and fifty parking spaces.





# GUEST ACCOMMODATION

3 en-suite rooms – each of these rooms contain 1 double bed and 1 single bed with the ability to have an extra single bed if required for families. The en-suites contain WC, wash basin and shower. These rooms are large, with seating areas, 22” TV/DVDs and wonderful views of the gardens from the large windows.

2 rooms (not en-suite) – 1 twin and 1 double/single. These rooms share the use of 2 large family bathrooms, one of which has both a 3/4 size roll top bath and a separate shower cubicle, and the other which has a standard bath and shower. Those without access to en-suite facilities are also provided with robes in their rooms.

The “Snooker” Family Room (sleeps up to 6, not en-suite) – This very large room (which once housed the family chapel) has 6 single beds, comfy seating areas, a 40” flat screen TV, fridge and the added bonus of a full-size snooker table in the middle of the room. Suitable for groups of up to 6 people or families. Very popular with golfers and mountain bikers.

The “Garden” Family Room (not en-suite) – This large room is at ground level and has 2 single beds with a large pull-out double sofa-bed. Facilities include a 40” flat screen TV, fridge and the added bonus of double doors leading out into the garden and summerhouse. This room is very popular with pet owners as they have direct access to the garden.







# THE KITCHEN





# GARDEN ROOM













# OWNERS ACCOMMODATION

Large private lounge, complemented by two large double bedrooms and private family bathroom with ample storage throughout this area and access to a stone original spiral staircase going down to a private dressing room within the basement itself.







## OWNERS ACCOMMODATION





# THE GARDEN & GROUNDS

Binniemyre's gardens have been prize-winning for the past eight years in the Galashiels in Bloom competition. For six of these years, we were awarded first prize. The gardens are set with a sweeping lawn and mature planting including wonderful rhododendrons which add a splash of colour in early Summer. The two 100 foot Canadian Firs stand tall and proud over the house and gardens and, for extra atmosphere, are floodlit in green when dusk falls.

In the Summer months, the gardens and house become a riot of colour with in excess of 80 hanging baskets, window boxes and

other floral displays. We also care for 40 fan-tailed doves, who might pay you a visit as you enjoy our various garden areas.

On warmer days, you're welcome to use any of the five outside seating areas. Three are situated within flower-decked pergolas at various points around the house. There is a roof terrace with sun-loungers for the odd occasion in the Scottish summer where you may wish to sunbathe, this terrace is accessed via a wrought iron spiral staircase. Other areas include a seating area complete with umbrella situated next to the cooling and tranquil waterfall.







# THE PROPERTY SPECIFICATIONS



**Approximate Dimensions**  
(Taken from the widest point)

**Guest Accommodation**

Kitchen	9.77m (32'1") x 4.37m (14'4")
Garden Room	6.49m (21'4") x 6.40m (21')
Dining Room	5.79m (19') x 4.84m (15'11")
Bedroom 1	6.14m (20'2") x 4.43m (14'6")
En-suite	1.58m (5'2") x 1.47m (4'10")
Bedroom 2	4.43m (14'6") x 3.45m (11'4")
En-suite	2.62m (8'7") x 0.95m (3'1")
Bedroom 3	4.79m (15'9") x 3.44m (11'3")
En-suite	2.57m (8'5") x 0.90m (3')
Bedroom 4	3.78m (12'5") x 2.97m (9'9")
Bedroom 5	3.89m (12'9") x 3.82m (12'6")
Snooker Room	6.87m (22'6") x 5.07m (16'8")
Attic	4.86m (15'11") x 2.59m (8'6")
Bathroom	2.73m (8'11") x 2.61m (8'7")
Bathroom	3.70m (12'2") x 2.30m (7'7")

**Private Quarters**

Private Sitting Room	6.85m (22'6") x 3.90m (12'9")
Private Bedroom 1	4.07m (13'4") x 3.57m (11'9")
Private Bedroom 2	3.32m (10'11") x 3.13m (10'3")
Private Bathroom	2.55m (8'4") x 2.29m (7'6")

Gross internal floor area (m<sup>2</sup>) - TBCm<sup>2</sup>

EPC Rating - TBC

Extras  
(Included in the sale)

Property comes complete with goodwill and all trade contents (according to inventory) but excluding personal items. Stock at valuation.







  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01896 800 440

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
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**BILL CORBETT**  
 Commercial Director



Professional photography  
**VIKTOR VASS**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer