

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Niaroo, 134 Galashiels Road, Stow

TD1 2RA

Guide Price £185,000



Niaroo is an attractive detached dwelling located in the popular village of Stow, centrally located and just a short walk from the nearby railway station. Although in need of modernisation, the property offers tremendous potential and benefits from a large area of ground to the rear which provides scope to extend or alter the existing property if desired (subject to planning). There are two public rooms at ground level, in addition to a conservatory, which makes for a flexible and adaptable layout. The large rear garden is particularly private and accommodates off street parking.



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Ground Floor
Hallway
Lounge
Sitting Room
Conservatory
Kitchen
Downstairs WC

First Floor:
Three Bedrooms
Bathroom

Double Glazing
Private enclosed garden to the rear



Location:

Straddling the A7, the village of Stow is well placed for the commuter, approximately 25 miles away from Edinburgh city centre and within easy reach of the central Borders town of Galashiels, as well as many of the other towns and villages in the region. The village enjoys an active community life and offers facilities such as a village store/post office, bowling green, park, play group, health centre, town hall, multi sports court and a modern primary school. A wider range of shopping and recreational amenities, as well as secondary schooling, is on hand in Galashiels. The village also has a railway station on the Waverley rail line between Tweedbank and Edinburgh which is just a short walk from the property.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water and electricity. Double glazing. Oil fire central heating.

EPC:

F

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

D

Entry:

By mutual agreement.



Interested in this property?
Galashiels
Call 01896 758311

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Approximate Gross Internal Area = 111.4 sq m / 1199 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID954388)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.