

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## Mhor House, Manor Park, Stow, TD1 2RD

**Offers Over £495,000**



Mhor House is a most attractive and beautifully presented detached property which is tucked away at the end of a quiet residential cul de sac in the sought after village of Stow. Benefiting from an excellent degree of privacy, the property is set upon a generous plot providing well kept gardens which extend to the front, side and rear boasting several different seating areas, a raised deck and log cabin ideal for entertaining. Internally, the layout is extremely well proportioned and flexible; opening out to create a superb family home with three public rooms and four bedrooms. Of particular note is the large dining kitchen which is the focal point of home whilst the former garage has been cleverly converted to make the perfect family/entertainment room. A driveway provides plenty of private parking with additional provision available within the cul de sac. In immaculate order throughout, the property is truly ready to move into, and early viewing comes highly recommended.



# Mhor House, Manor Park, Stow, TD1 2RD

Offers Over £495,000

Ground Floor  
Entrance Hall  
Downstairs WC  
Large Lounge/Dining Room  
Sitting Room  
Spacious Dining Kitchen  
Utility Room  
Family Room

First Floor:  
Master Bedroom with dressing room & en-suite  
Three Further Bedrooms  
Bathroom

Generous gardens surrounding  
Raised Deck  
Log Cabin (double glazed) ideal for year round use

Oil fired central heating  
Double Glazing



### 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, 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 & 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 fired central heating.

### EPC

C

### Viewings

By appointment with the Selling Agent

### Council Tax Band

G

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 758311**

27 Market Street,  
Galashiels, TD1 3AF  
Phone: 01896 758311  
Fax: 01896 758112  
Email: gala@cullenkilshaw.com

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

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482



**Mhor House, Manor Park, Stow, TD1 2RD**

Approximate Gross Internal Area = 230.2 sq m / 2478 sq ft

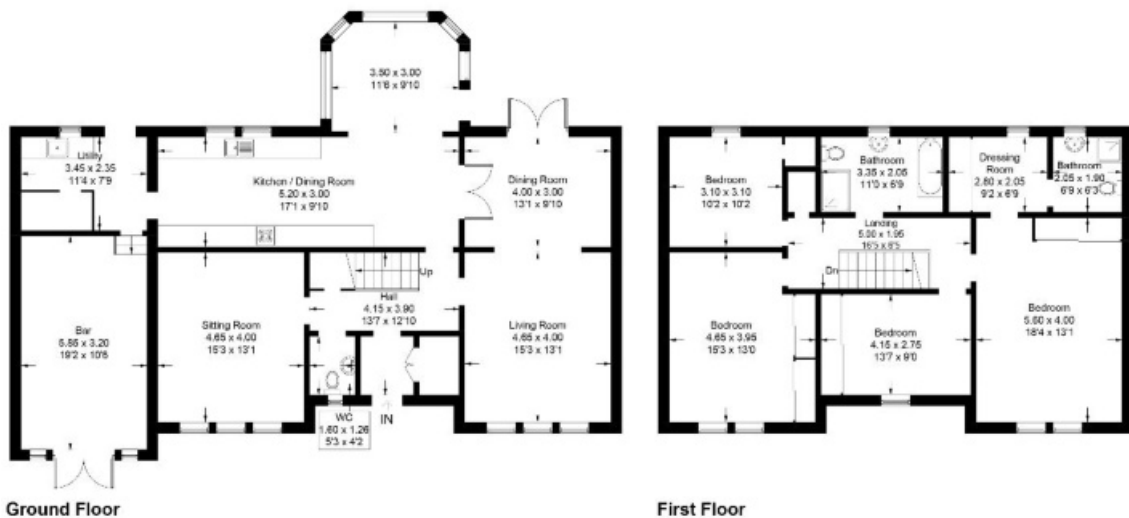


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUskatch.com © (ID968760)

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.