

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**242 Galashiels
Road, Stow, TD1
2QX**

Guide Price £375,000



Located in the heart of the popular village of Stow, this is an extremely attractive and well proportioned detached dwelling which commands lovely views to the rear over the gardens and countryside beyond. The layout is spacious and well planned, arranged over two floors, with bedroom and bathroom facilities at ground level giving a degree of flexibility. The living accommodation is particularly generous, featuring a large open plan lounge/dining room, in turn leading into the conservatory which enjoys a very peaceful aspect positioned to the rear. The property is in good order throughout, providing a well maintained family home which is ready to move into. The well kept gardens are most notable, boasting several areas for seating and extending some way to the rear, and benefit from a superb level of privacy. Additionally, a large drive and garage provide ample private parking.



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Ground Floor:
Vestibule
Entrance Hall
Lounge with wood burning stove
Dining Room
Conservatory
Three Bedrooms
Bathroom

First Floor
large Open plan Room (scope to split into two separate rooms)

Generous gardens surrounding the property
Garage
Large Driveway



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 within the region. The village enjoys an active community life and offers facilities such as a village store/post office, bowling green, park, play group, modern health centre, town hall, multi-sports court and a primary school, whilst a wider range of shopping and recreational amenities, as well as secondary schooling, is on hand in Galashiels. The village has the undoubted benefit of a railway station on the Waverley line between Tweedbank and Edinburgh.

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. Oil fired central heating. Double Glazing

EPC

tbc

Viewings

By appointment with the Selling Agent

Council Tax Band

F

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
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Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
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Langholm, Tel 013873 80482
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Approximate Gross Internal Area = 194.6 sq m / 2095 sq ft

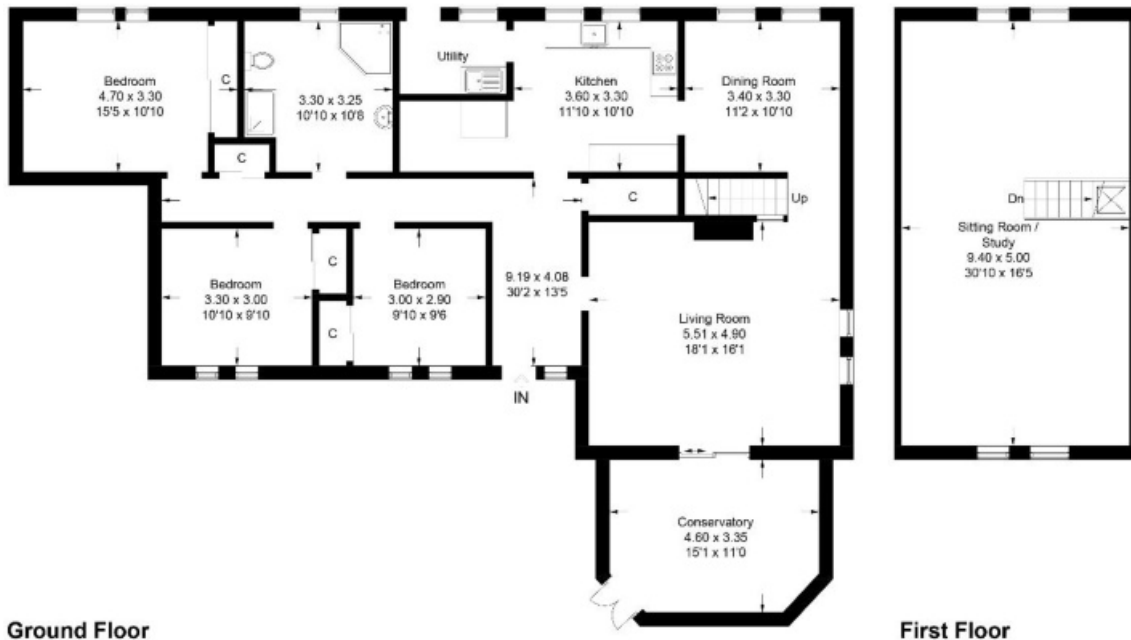


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUskatch.com © (ID997909)

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