

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Valley View, 1 Hay Park Loan, Stow

TD1 2SF

Guide Price £285,000



Valley View is a fantastic detached bungalow, situated within a peaceful area of Stow with lovely open views over the village and beyond. Ideally suited as a family home as it has four bedrooms, it would also be perfect for anyone wishing to live on one level. The property would benefit from a degree of cosmetic updating but is presented in neat and tidy order throughout, ready for someone to make their own. The accommodation comprises: vestibule, hall, lounge, dining kitchen, utility room, four bedrooms and shower room. Externally there is a garden, integral garage and drive. Early viewing recommended.



Valley View, 1 Hay Park Loan, Stow

TD1 2SF

Guide Price £285,000

Vestibule
Hall
Lounge
Dining Kitchen
Utility Room
Four Bedrooms
Bathroom

Oil Fired Central Heating
Solar Panels
Double Glazing

Garden
Garage
Drive



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, book shop, bowling green, park, play group, health centre, town hall, multi sports court and a modern primary school, whilst 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 line between Tweedbank and Edinburgh.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Oil fired central heating, double glazing.

EPC

C

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

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
Annan, Tel 01461 202 866/867



Valley View, 1 Hay Park Loan, Stow

Approximate Gross Internal Area = 85.5 sq m / 920 sq ft
Outbuilding = 19.7 sq m / 212 sq ft
Total = 105.2 sq m / 1132 sq ft
(Including Garage)



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119110)

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.