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STOW, *Borders*

Stow, or more properly, 'Stow of Wedale' is a historic small picturesque village nestling in a bend of the beautiful Galawater valley in the Scottish Borders. Straddled by the A7, the village of Stow is well placed for the commuter, just twenty five miles South of Edinburgh city centre and just ten minutes away from the central Borders town of Galashiels. Similarly, it is within easy access of many of the other old Border towns and villages within the region. The village enjoys an active community.

Should exercise and fresh air be your thing, there is a wide range of walking routes and cycles paths both in and around Stow, allowing you to sample the tranquillity of the Borders countryside. Also, on offer are facilities such as a village store/Post Office, bowling green, park, play group, coffee shop/gallery, new health centre, town hall, multi-sports court, church and a modern primary school.

A wider range of shopping and recreational amenities, as well as secondary schooling is on hand in Galashiels. The larger nearby town of Galashiels boasts a cinema, swimming pool, numerous shops and two large 24 hour supermarkets all within easy reach of the A7.

Stow benefits from a half hourly bus service to Edinburgh city centre (X95). The Borders railway line is currently under construction and is set to be up and running by 6th September 2015 with an half-hourly service at peak times over seven days of the week. The rail line will run from Tweedbank in the Scottish Borders stopping at Stow and terminate at Edinburgh Waverley, connecting to the national and international rail network within an hour. More specifically, the Stow rail station is a matter of minutes' walk from the property and will allow commuters easy access to Edinburgh City Centre within roughly 25 minutes.



STOW PARK AND CHURCH



The Interior

“...the lounge has a view that overlooks the mature shared garden...”

The property briefly comprises an external stairway leading to a private sunlit porch and the main door of the property.

On entering the property there is a hallway that leads to the kitchen on the left, the lounge on the right and the stairway to the sleeping quarters upstairs. The lounge has a view that overlooks the mature shared garden and a feature open fireplace.

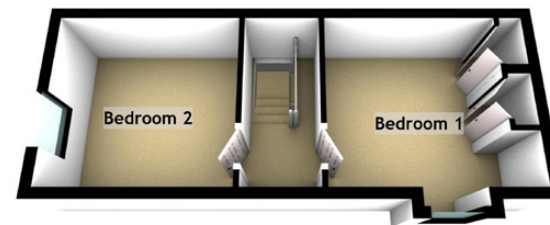
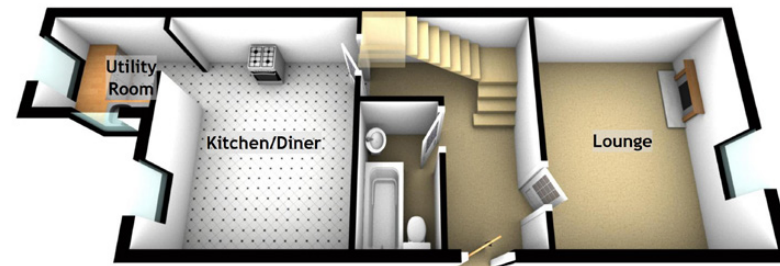
The kitchen/diner with dual aspect utility room off

includes a fridge/freezer and an electric cooker with halogen hob. The well presented bathroom is also on the same level and includes a shower over bath, WC and toilet in white finish.

Upstairs, there are two bedrooms with the master bedroom having built-in storage and a dormer window and bedroom two having a velux window.

Early viewing is recommended.





Approximate Dimensions
(Taken from the widest point)

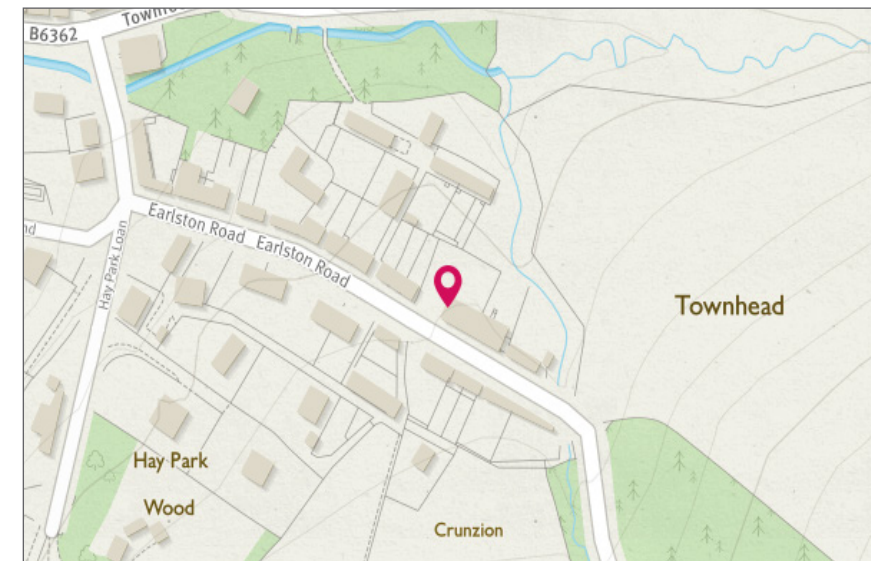
Lounge	4.00m (13'1") x 3.50m (11'6")
Kitchen/Diner	4.00m (13'1") x 3.27m (10'9")
Utility Room	1.93m (6'4") x 1.47m (4'10")
Bedroom 1	3.45m (11'4") x 2.49m (8'2")
Bedroom 2	2.86m (9'5") x 2.83m (9'3")

Gross internal floor area (m²) - 100m²

EPC Rating - D

Extras
(Included in the sale)

All floor coverings, curtains and blinds, all white goods and all free standing kitchen units.






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Part
Exchange
Available



Text and description
DEREK WEBSTER
 Surveyor



Professional photography
PHILIP STEWART
 Photographer



Layout graphics and design
BRYONY STEWART
 Designer

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