



Spacious and adaptable home

Boasting picturesque views over the countryside

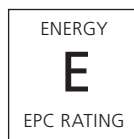
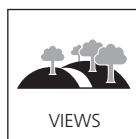


Rowandell, 31 Cockholm Crescent

Stow, Borders, TD1 2RH

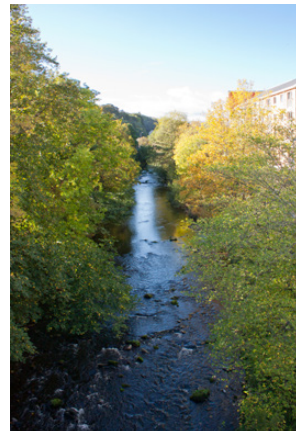


Scan Here!



STOW | BORDERS

STOW CHURCH | BANK STREET GARDENS | GALASHIELS HIGH STREET | GALA WATER



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 25 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 - whilst 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 summer 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.



ROWANDELL

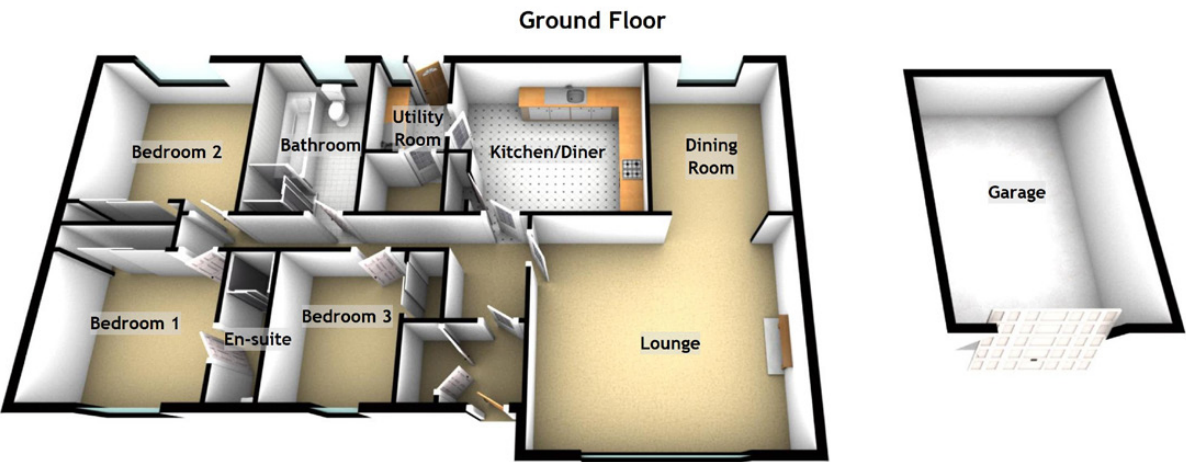
31 COCKHOLM CRESCENT

We are delighted to bring to the market this attractive detached family home situated in a picturesque Borders village. The property briefly comprises entrance porch, welcoming hall, bright and airy lounge with archway through to the dining room, fully fitted spacious kitchen with a useful storage cupboard and utility room off it which provides access to the rear garden, a master bedroom benefitting from built in storage wardrobes and a three piece shower room, two further double bedrooms both with built in wardrobe space and finally a four piece part tiled bathroom with separate shower cubicle.

Externally there are private grounds to the front and rear which are well maintained by the current owner. A detached garage will provide safe off-street parking along with more than ample driveway space for a number of cars.

The property further benefits from oil central heating and double glazed window units throughout to ensure a cosy yet cost effective living environment.





APPROXIMATE DIMENSIONS
(Taken from the widest point)

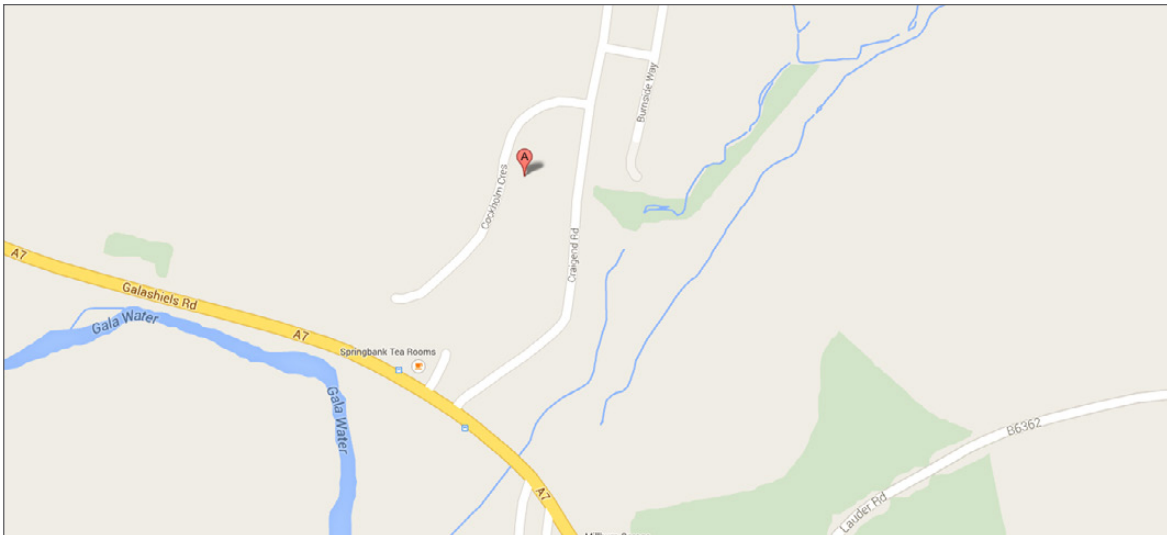
Lounge	5.39m (17'8") x 4.70m (15'5")
Dining Room	3.58m (11'9") x 2.90m (9'6")
Kitchen/Diner	4.22m (13'10") x 3.60m (11'10")
Utility Room	2.16m (7'1") x 1.68m (5'6")
Bedroom 1	3.53m (11'7") x 3.03m (9'11")
En-suite	3.03m (9'11") x 0.90m (2'11")
Bedroom 2	3.51m (11'6") x 2.79m (9'2")
Bedroom 3	3.03m (9'11") x 2.52m (8'3")
Bathroom	2.80m (9'2") x 2.38m (7'10")
Garage	5.63m (18'6") x 4.25m (13'11")

EXTRAS
(Included in the sale)

Floor coverings, light fittings, blinds, bathroom and kitchen fixtures and fittings.



BEDROOMS & BATHROOMS





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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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