




McEwan Fraser Legal

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Southwynd

CHURCH WYND, STOW, BORDERS, TD1 2QU

STOW, BORDERS

Stow, or more formally, '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 in and around Stow, allowing you to sample the tranquility of the Borders' countryside. Also on offer are facilities such as a village store/Post Office, bowling green, park, playgroup, 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 the larger nearby town of Galashiels. Galashiels also boasts a cinema, swimming pool, numerous shops and two large twenty-four-hour supermarkets all within easy reach of the A7. Stow benefits from a half hourly bus service to Edinburgh city centre. The borders railway is now operational with a half-hourly service, at peak times, seven days a week. The rail line runs from Tweedbank, in the Scottish borders, stopping at Stow and terminating 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 approximately forty-five minutes.



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...a historic, small picturesque village nestling in a bend of the beautiful Galawater Valley in the Scottish Borders...

...A magnificent family home with an impressive private garden, great views of the countryside and also within short walking distance of new railway link to Edinburgh...

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SOUTHWYND

An impressive detached family home, located in a peaceful location with wonderful views and a splendid garden, all within short commuting distance of Edinburgh. The house has extensive garden grounds, with its own growing area and enjoys a tranquil setting that boasts fantastic views over the valley. On three floors, the modern accommodation is beautifully finished with a light and bright atmosphere throughout and providing flexible family accommodation with large detached double garage at the top of a long private driveway.

The accommodation comprises of the ground floor, reception hall with storage cupboards, toilet with WC, family study or snug, large open plan family lounge/diner with wonderful views, with double sliding doors to raised outdoor decking and from here a stairway to the garden below.



“

...large open plan family lounge/diner with wonderful views, with double sliding doors to raised outdoor decking and from here a stairway to the garden below...

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The modern kitchen is accessible from the dining area of the same room and is an impressive modern kitchen finished to a high specification throughout, fully integrated throughout it includes a Neff induction hob, Neff double oven, and Baumatic fridge freezer. Off the kitchen is a convenient utility room with access to the side of the building leading to the driveway above and the garden space below.

Upstairs is the master bedroom with ample storage at the top of the landing, the bedroom features walk-in cupboard, ample daylight and lots of privacy, opposite here is the four-piece private bathroom finished to a high standard. The upper level is flooded with natural light, with five Velux windows (two master bedroom, two central landing and one in the bathroom).

Downstairs is the remainder of the sleeping quarters, with two double bedrooms with great views, further storage in the hallway and a larger bedroom with large en-suite bathroom that also has access to the boiler room and the cellar behind for extensive storage space for occasional items.

Outside is well kept and it consists of a large enclosed garden, a mix of trees including a plum and apple tree, sheltered patio and outdoor seating area, vegetable garden for those looking to be self-sufficient and rabbit proof fencing throughout the garden. A quality detached double garage lies at the top of private tarmaced driveway with ample parking with automatic night-time lighting.

The property also benefits from double glazed windows throughout and oil powered central heating. Early viewing is highly recommended.



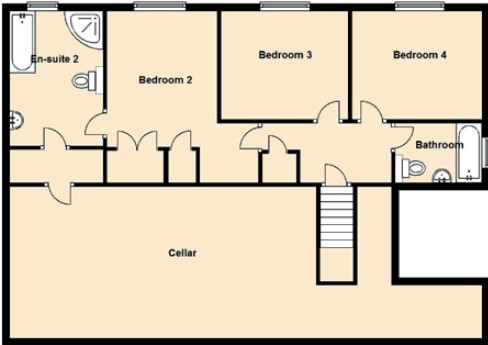


Bedrooms, En-suites, Bathroom and WC



SPECIFICATIONS

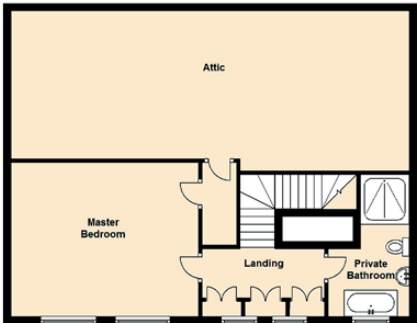
Lower Ground Floor



Ground Floor



Upper Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	6.73m (22'1") x 4.73m (15'6")
Dining Room	4.73m (15'6") x 3.50m (11'6")
Kitchen	4.58m (15') x 3.98m (13'1")
Utility	3.24m (10'8") x 1.47m (4'10")
Study	5.75m (18'10") x 3.78m (12'5")
Cellar	9.45m (31') x 4.10m (13'5")
Master Bedroom	5.07m (16'8") x 4.16m (13'8")
Private Bathroom	3.78m (12'5") x 1.33m (4'4")
Bathroom	2.35m (7'9") x 1.62m (5'4")
Bedroom 2	4.10m (13'5") x 4.05m (13'3")
En-suite 2	3.24m (10'8") x 2.53m (8'4")
Bedroom 3	3.45m (11'4") x 3.11m (10'2")
Bedroom 4	3.52m (11'7") x 2.94m (9'8")
WC	2.73m (8'11") x 1.99m (6'6")

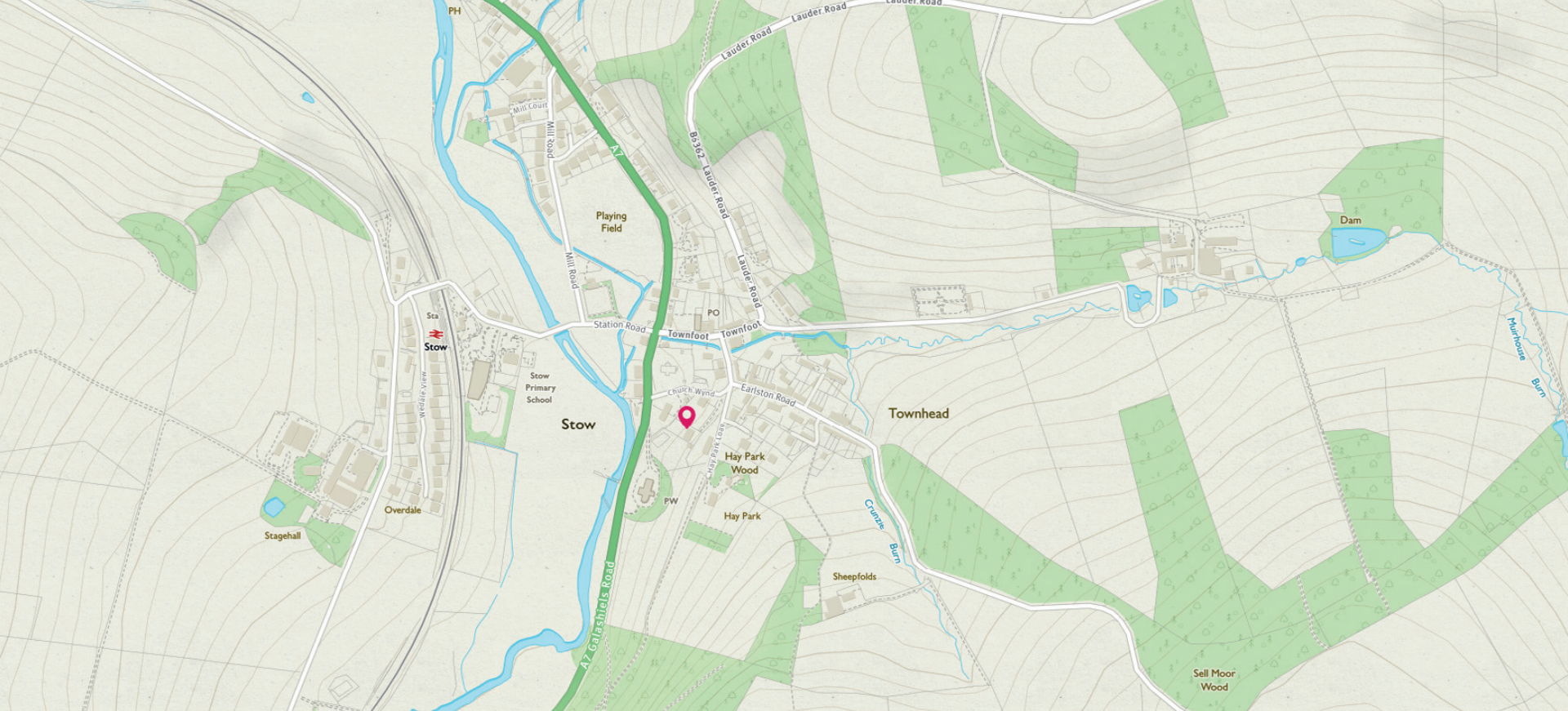
Gross internal floor area (m²) - 230m²

EPC Rating - D

Extras
(Included in the sale)

light fixtures, flooring, blinds, carpets, all integrated kitchen appliances, outdoors the greenhouse, shed, summerhouse and garden store. Other items may be available by separate negotiation.





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Part
Exchange
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