



Wonderful detached bungalow with separate garage

Superb mature and large garden

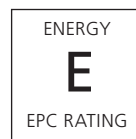
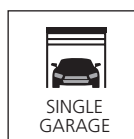


17 Craigend Road

Stow, Galashiels, Borders, TD1 2RJ



Scan Here!



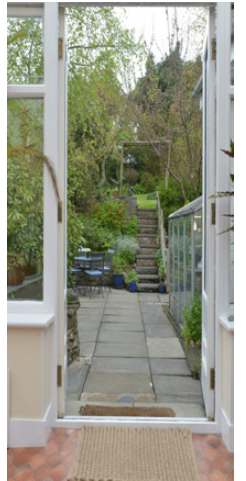


Stow

Galashiels, Borders, TD1 2RJ

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 tranquility 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 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 roughly 25 minutes



17 Craigend Road

Centrally located in Stow on a quite side street

We are delighted to bring this wonderful detached bungalow, offering spacious family accommodation with a superb mature and large garden. Centrally located in Stow on a quiet side street, and comes to the market in move-in condition. The property is entered from the front door which is found to the east side of the building, internally the home briefly comprises: entrance vestibule, spacious hallway with ample storage; as you walk through the hallway, the lounge/diner is on the left with private view towards the street,

ample space for dining area and lounge area featuring a wood burner and fireplace surround, the kitchen is adjacent and is also entered from the hallway and offers a fully integrated wooden finish kitchen including, electric oven, ceramic hob, fridge freezer, dish washer and a separate breakfast bar. There is a utility room off the kitchen with separate washing machine and tumble drier, from this room you can access the light and airy family conservatory to the west side of the property. From here, you can step into the rear

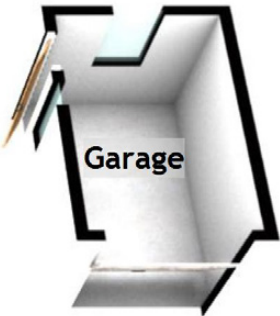
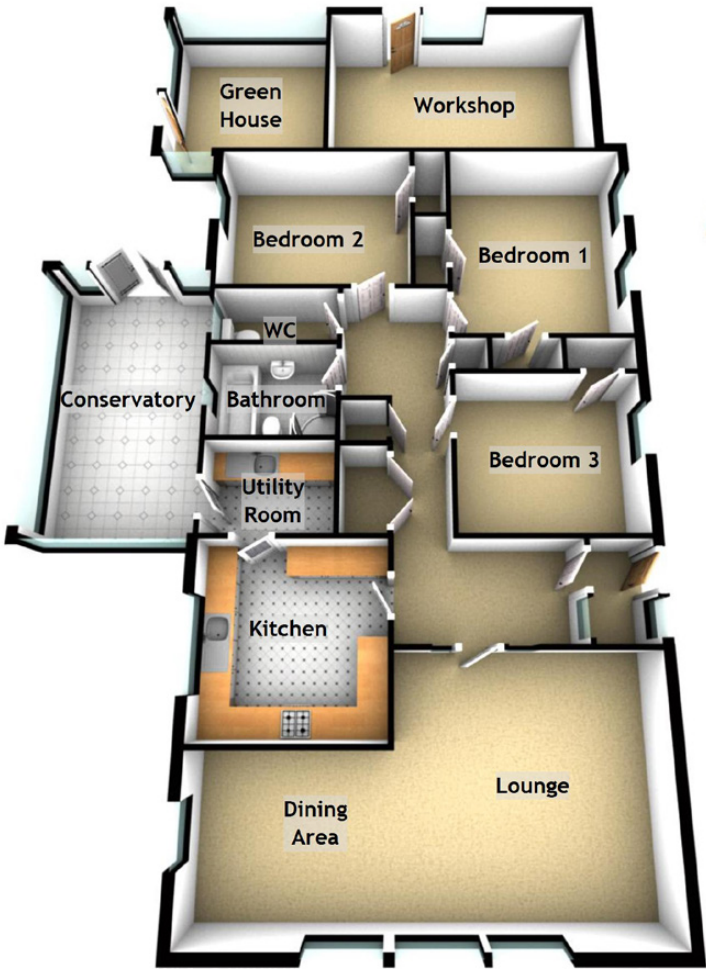
garden patio area, with a lean to greenhouse and steps leading to the large mature rear garden that includes mature trees, polytunnel and potting sheds. As you look back at the property, you can see the large workshop that is entered from the back garden that has potential for use as workshop, office or artist's studio. As you walk round the property back towards the front door, there is a splendid water fountain feature nestled underneath a variety of woodland that has been lovingly tendered by the current owners. As you

step back inside, walk past the lounge and kitchen to discover the large family bathroom with separate bath, shower cubicle, WC and sink. Each of the three family bedrooms features built in wardrobes and spacious enough to offer potential for en-suites for each. The property also includes a large single external garage with access from the garden.





Bedrooms and Bathrooms



Approximate Dimensions
(Taken from the widest point)

Lounge	7.80m (25'7") x 4.35m (14'3")
Kitchen	3.28m (10'9") x 3.20m (10'6")
Utility Room	2.31m (7'7") x 1.65m (5'5")
Conservatory	4.98m (16'4") x 3.00m (9'10")
Bedroom 1	3.87m (12'8") x 3.32m (10'11")
Bedroom 2	3.67m (12') x 2.87m (9'5")
Bedroom 3	3.32m (10'11") x 2.90m (9'6")
Bathroom	2.49m (8'2") x 1.72m (5'8")

WC	2.49m (8'2") x 1.03m (3'5")
Workshop	5.83m (19'2") x 3.23m (10'7")
Garage	4.59m (15'1") x 2.93m (9'7")

Gross internal floor area (m²) - 121

Extras
(Included in the sale)

Floor coverings, light fittings and blinds, fitted kitchen appliances. Other items by separate negotiation.





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



Part Exchange

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

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

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
DEREK WEBSTER
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer