




McEwan Fraser Legal

Solicitors & Estate Agents

01896 800 440

52 Earlston Road

STOW, BORDERS, TD1 2QT

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 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. 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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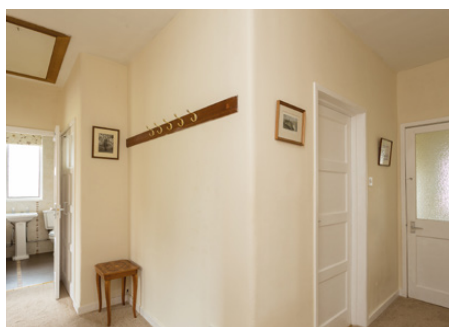
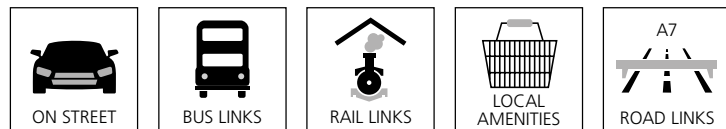
52 EARLSTON ROAD

McEwan Fraser Legal are delighted to bring to the market this spacious and charming three bedroom, semi-detached family bungalow situated in the popular commuter Village of Stow. The property enjoys a private setting with fantastic open outlooks over the surrounding countryside; including views of the recently opened Borders Railway.

The property has been well-maintained and it is presented in very good decorative order. The extensive gardens have to be experienced for their tranquility. The south facing garden, to the rear of the house, with its decking and wonderful views is the perfect setting to enjoy a summers' evening.

The property comprises of entrance vestibule, hallway with storage cupboard and family lounge with multi-fuel burner and dual aspect windows. There is a spacious kitchen/dining-room with fitted integrated units, impressive stand-alone fridge-freezer, and sliding patio doors, which lead to the delightful rear garden decking. The kitchen has a great sense of light and space. The property also houses a modern family bathroom with traditional style bath (with shower from the tap), floor to ceiling tiled walls, tiled flooring and a heated towel-rail. The main bedroom has two built-in storage cupboards with tailored hanging space inside. The second bedroom homes one built-in cupboard, also with hanging space, and the third bedroom would be ideal as a guest room or crèche the current seller uses this as a music room for teaching. There is also a large attic that has the potential to be extended into further bedrooms.

The property further benefits from double-glazing throughout, heating back boiler from the multi-fuel stove with electric oil-filled heating, outdoor garden tap to the side of the property and ample on-street parking. Early viewing is advised.

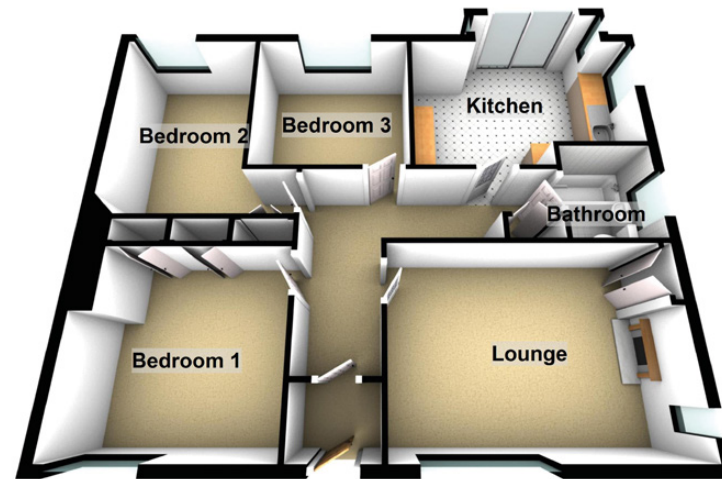


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...THE
PROPERTY
ENJOYS A
PRIVATE
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FANTASTIC
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OVER THE
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COUNTRYSIDE...



SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.98m (16'4") x 3.49m (11'5")
Kitchen	3.93m (12'11") x 3.68m (12'1")
Bedroom 1	3.66m (12') x 3.43m (11'3")
Bedroom 2	3.86m (12'8") x 2.63m (8'8")
Bedroom 3	3.04m (10') x 2.87m (9'5")
Bathroom	1.85m (6'1") x 1.70m (5'7")

Gross internal floor area (m²) - 83 m²

EPC Rating - E

Extras
(Included in the sale)

Multi-fuel burner, newly fitted carpets, curtains, fitted dishwasher and large garden shed.

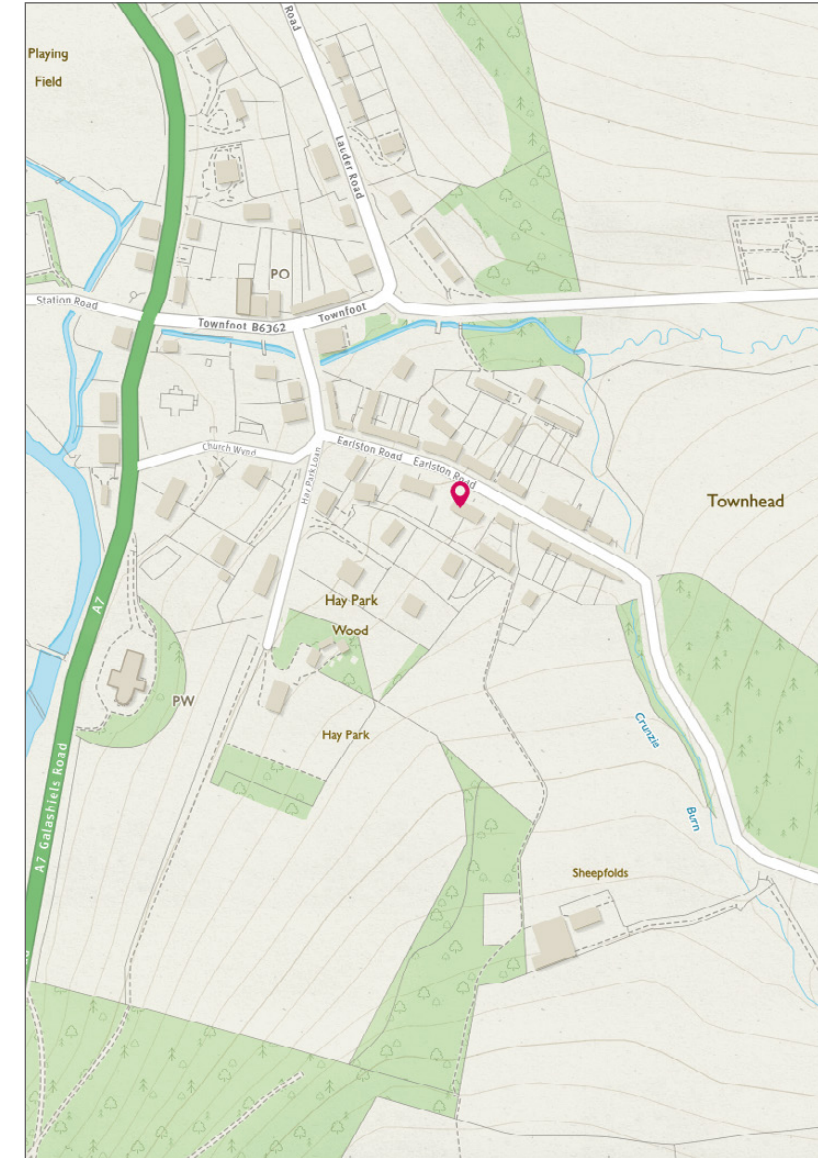


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
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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. 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 brochure 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
PHILIP STEWART
 Photographer



Layout graphics and design
ALLY CLARK
 Designer