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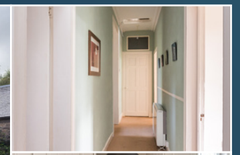
Solicitors & Estate Agents

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South Wing Flat

168 GALASHIELS ROAD, STOW, TD1 2RA







"...WITH MULTI-FUEL BURNER, SET TO THE FIREPLACE, A MODERN KITCHEN WHICH IS LARGE ENOUGH FOR CASUAL DINING..."







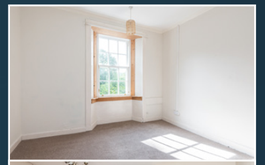








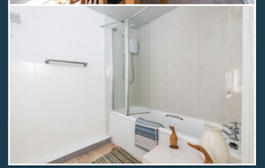












SOUTH WING FLAT
168 GALASHIELS ROAD, STOW, TD1 2RA

CHARMING THREE BEDROOM FLAT WITH PRIVATE PARKING // WALKING DISTANCE TO THE STOW, BORDERS RAILWAY STATION

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 tranquillity 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.

South Wing Flat is a quite unique property, forming part of a substantial detached dwelling which is centrally located in the popular town of Stow. Accessed via an external stair that has been recently upgraded, this first-floor apartment is extremely well proportioned featuring a large lounge with multi-fuel burner, set to the fireplace, a modern kitchen which is large enough for casual dining, three good sized double bedrooms and a well-appointed bathroom. Occupying a very private and quiet setting, the property further benefits from off street parking a sunny patio area, and understair store ideal for bikes.

PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.82m (15'10") x 4.02m (13'2")
Kitchen	3.71m (12'2") x 3.59m (11'9")
Bedroom 1	4.40m (14'5") x 3.46m (11'4")
Bedroom 2	3.69m (12'1") x 3.57m (11'9")
Bathroom	2.29m (7'6") x 2.25m (7'5")
Bedroom 3	3.62m (11'11") x 3.36m (11')

Gross internal floor area (m²)

91m²

EPC Rating

D

Extras (Included in the sale) : Light fixtures, flooring, blinds, all integrated kitchen appliances and store.

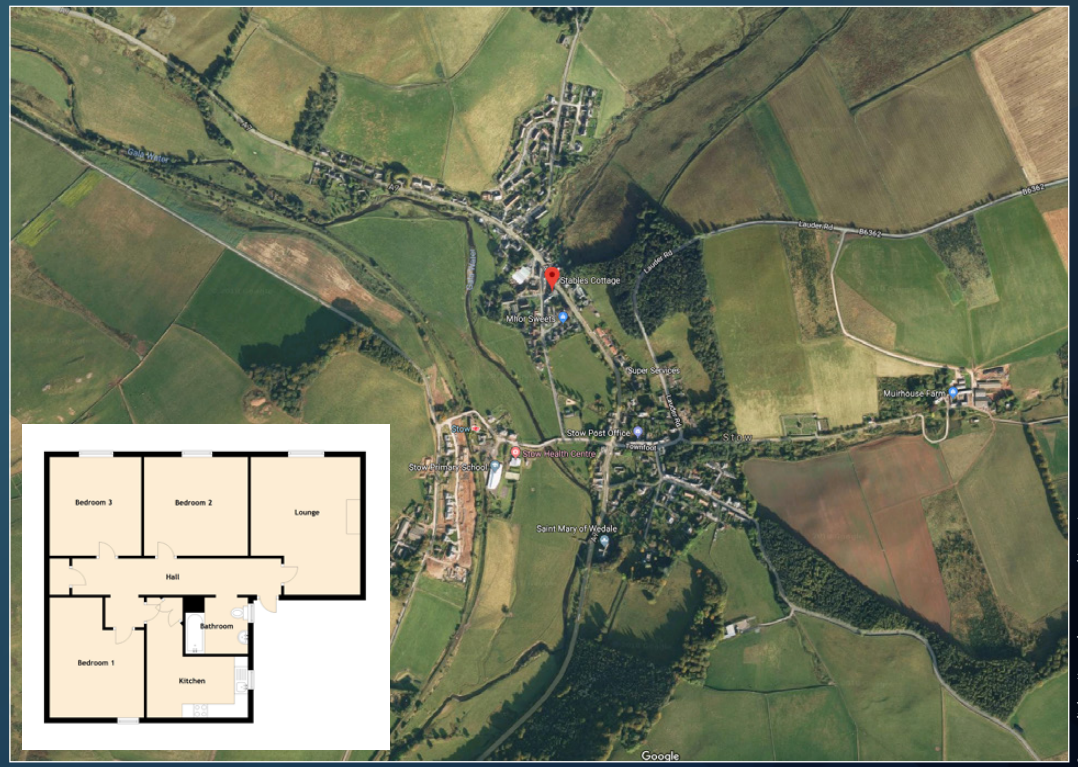


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Part Exchange Available

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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES



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