




McEwan Fraser Legal
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211 Galashiels Road
STOW, GALASHIELS, BORDERS, TD1 2RE



RIVER, PARK, CHURCH AND LANDSCAPE | BANK STREET GARDENS AND SHOPS | GALASHIELS CHURCHES, SHOPS AND LANDSCAPE | RIVER AND LANDSCAPE | TRAIN STATION



Stow

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 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 is now operational 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 forty five minutes.

Galashiels



VIEW TO PARK AND HILLS FROM DRIVEWAY | PARK AND VIEWS OF SURROUNDING LANDSCAPE



211 Galashiels Road

McEwan Fraser Legal is delighted to offer for sale this four bedroom property, which relishes a quiet location and offers an easy commute to Edinburgh. This property is on an elevated site, with stunning views over Stow Town Park, the open countryside beyond and beyond.

Internally, the property comprises of an entrance hallway, good storage under the stairs and a convenient toilet on the right as you enter. The property boasts two public rooms, the first of which is a large kitchen diner with picture window to the front providing super views and patio doors giving access to the rear garden. The fully fitted kitchen is being sold with the electric oven and hob included along with integrated kitchen units. To the front, the dining area leads into a spacious lounge ideal for evening family time and has a picture window to the front which enjoys stunning views and a window to the rear looking over the mature, enclosed gardens. From the kitchen area, there is access to a large utility room that houses the washing machine, dryer and the oil boiler. From here there is access to the rear garden.

Upstairs, the landing gives access to all bedrooms including a three piece fully tiled bathroom with stand-alone double shower cubicle. There are three double bedrooms, and one single bedroom. The master bedroom has an attractive and good fitted sliding wardrobes, giving ample clothing space and there is more storage space within two large cupboards on the landing. The attic can be accessed from the upstairs landing.

The front garden has a tarmacadam driveway which has parking for up to four vehicles and in turn leads to the integral garage which has power and light. The rear garden has a paved patio area, with large lawn area behind and is surrounded by mature, established woodland with a number of fruit trees. There is also a good sized garden shed.

Borders



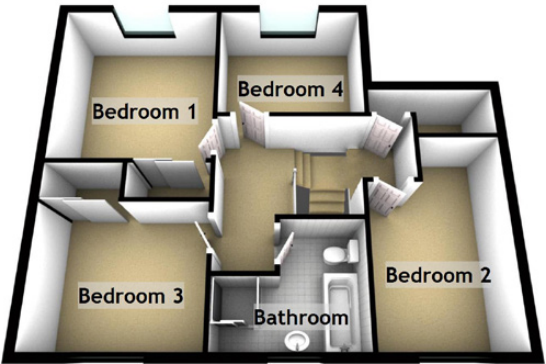
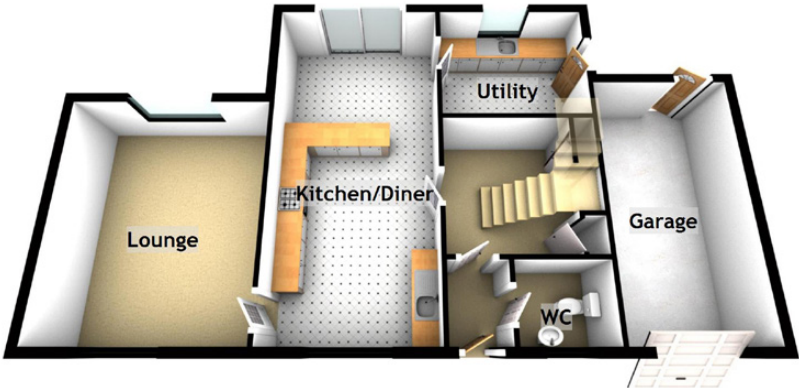
Lounge | Kitchen | Dining Room





Bedrooms | Bathroom | WC

Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	4.78m (15'8") x 4.01m (13'2")
Kitchen/Diner	6.97m (22'10") x 3.34m (10'11")
Utility	3.04m (10') x 2.45m (8')
Bedroom 1	3.51m (11'6") x 3.33m (10'11")
Bedroom 2	3.38m (11'1") x 2.71m (8'11")
Bedroom 3	3.33m (10'11") x 2.79m (9'2")
Bedroom 4	3.05m (10') x 2.48m (8'2")
Bathroom	2.92m (9'7") x 2.44m (8')
WC	1.80m (5'11") x 1.53m (5')

Gross internal floor area (m²) - 122m²

EPC Rating - E

Extras
(Included in the sale)

All fixtures, (excluding lights and mirrors) carpets, blinds and kitchen appliances, and garden shed. Other items by separate negotiation.

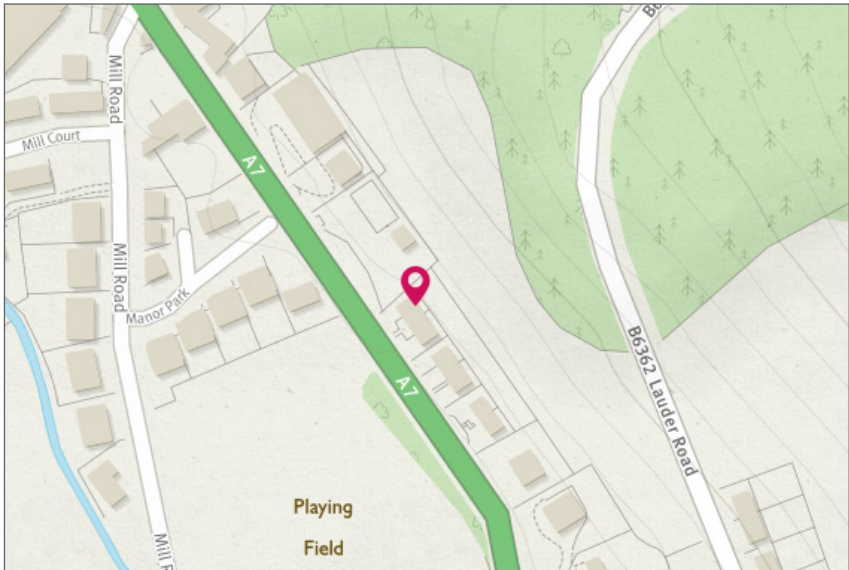


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Solicitors & Estate Agents

Part
Exchange
Available



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