

Galashiels
Call 01896 758311

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



75 Galashiels Road, Stow

TD1 2RQ

Guide Price £340,000



This is a truly stunning contemporary family home, occupying a fantastic elevated position on the northern edge of the popular central Borders village of Stow. Individually designed by an award winning architect, the property is arranged over four levels and offers very spacious and versatile accommodation with lovely views to open countryside from the cathedral style windows. Presented in immaculate order with excellent attention to detail and quality fittings and fixtures throughout and benefiting from an abundance of attractive and additional features including very well-proportioned rooms, generous garden, double garage and large drive. Early viewing is an absolute must to avoid disappointment.



75 Galashiels Road, Stow

TD1 2RQ

Guide Price £340,000

Vestibule
Cloakroom/WC
Dining Hall
Lounge with Balcony & Multi-Fuel Stove
Kitchen
Utility Room
Master Bedroom with Dressing Area & En-Suite
Bedroom Two
Bedroom Three with Dressing Area & En-Suite
Bedroom Four
Bedroom Five
Bedroom Six
Library Area
Family Bathroom

LPG Gas Central Heating
Underfloor Heating on Main Levels
Double Glazing

Landscaped Garden
Integral Double Garage with WC
Large Drive



Location

Straddling the A7, the village of Stow is well placed for the commuter, approximately 25 miles away from Edinburgh city centre and within easy reach of the central Borders town of Galashiels, as well as many of the other towns and villages within the region. The village enjoys an active community life and offers facilities such as a village store/post office, bowling green, park, play group, new health centre, town hall, multi sports court 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 village also has a fairly new railway station on the Waverley line between Tweedbank and Edinburgh.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. LPG Gas central heating, underfloor heating on main and mezzanine levels, double glazing.

EPC

D

Council Tax Band

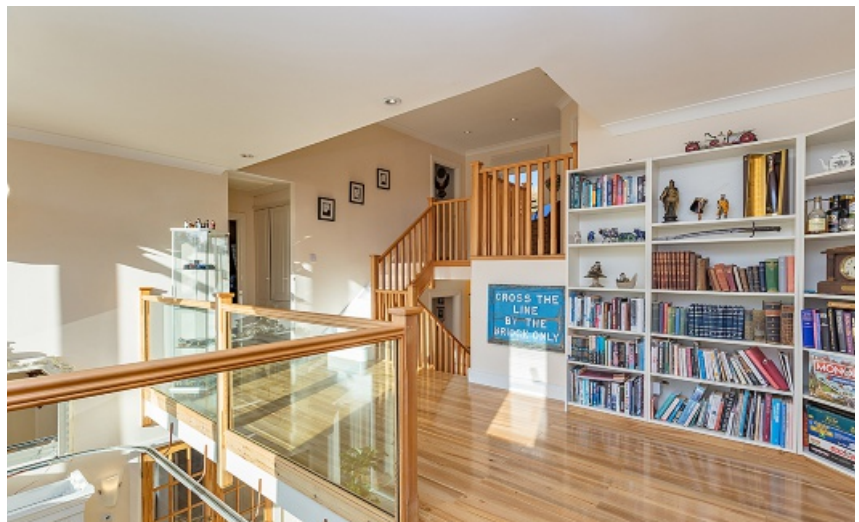
G

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

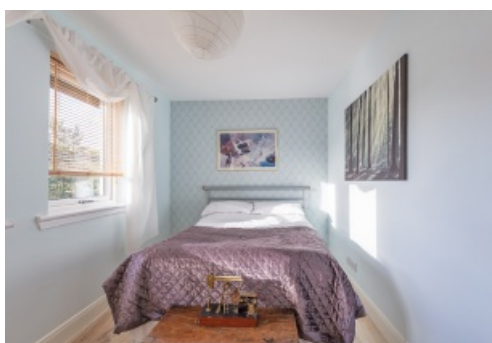


Interested in this property? Galashiels Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868

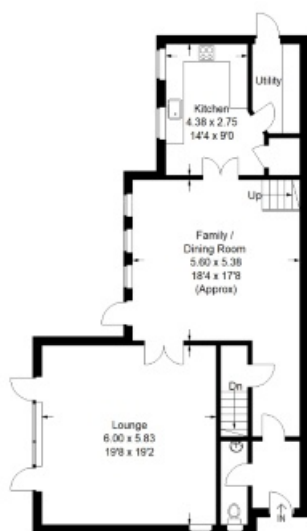


75 Galashiels Road, Stow

Approximate Gross Internal Area
(Including Garage / Mezzanine)
287.8 sq m / 3205 sq ft



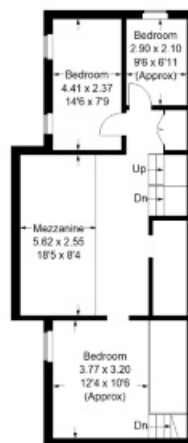
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2015 (ID 457485)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.