

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



9 Still Haugh, Fountainhall

TD1 2SL

Guide Price £270,000



9 Still Haugh is a very well-proportioned detached family home, located in a modern residential development in the popular village of Fountainhall. The property is presented in very good order throughout and benefits from many attractive and additional features including spacious accommodation, large conservatory, generous garden, drive, garage and the fantastic garden room. Early viewing of this lovely property is an absolute must to avoid disappointment.



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Vestibule
Hall
Lounge
Kitchen
Dining Room
Conservatory
Utility Room
Downstairs WC
Four Bedrooms (Master En-Suite)
Bathroom

LPG Gas Central Heating
Double Glazing

Generous Garden
Garage
Drive
Large Garden Room



Location

Fountainhall is a lovely village situated north of Stow and Galashiels, just off the main A7 trunk road through the Borders. The village is popular with young families and professionals, with a primary school, community centre and an easy commute to Edinburgh, as well as the Borders Railway station in nearby Stow also ideal for commuting to Edinburgh, Galashiels and Tweedbank. The region is well known for its beauty and the lifestyle it offers and this makes the area an attractive and enviable part of the country to reside in.

Fixtures and Fittings

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

Services

Mains water, drainage, LPG gas and electricity. LPG Gas central heating, double glazing.

EPC

D

Council Tax Band

G

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

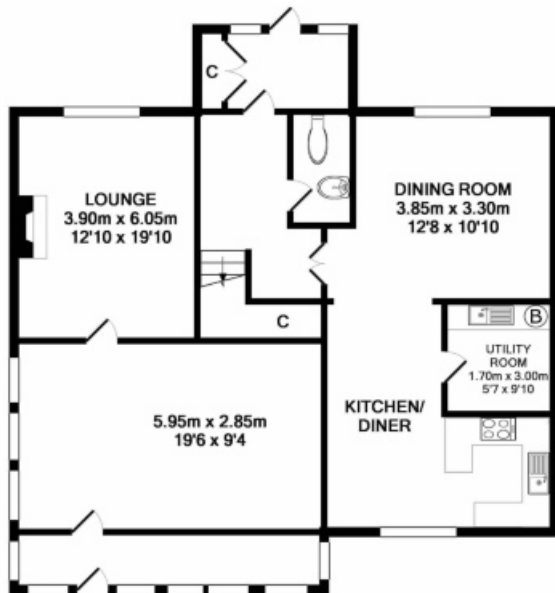


Interested in this property?
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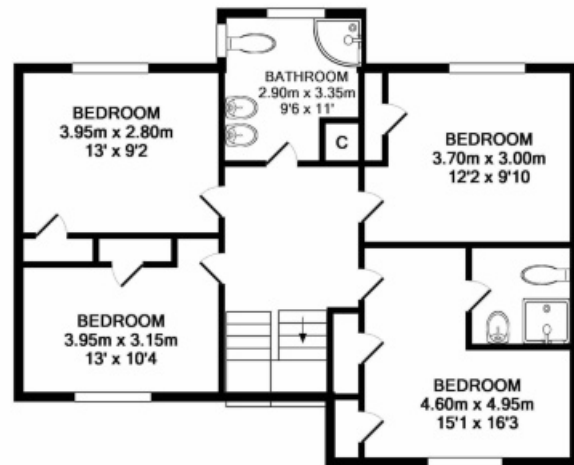
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
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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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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