



5 COCKHOLM CRESCENT, STOW, TD1 2RH



- HALL
- LOUNGE
- KITCHEN
- 2 BEDROOMS
- SHOWER ROOM
- ELECTRIC HEATING
- CONSERVATORY
- DOUBLE GLAZING
- ENCLOSED GARDEN
- ON-STREET UNRESTRICTED PARKING

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DESCRIPTION

A semi-detached two bedroom bungalow in a popular rural village setting. The property is in good condition with scope for modernisation and redecoration. It has fully enclosed gardens at the front and rear, and on-street unrestricted parking is available immediately outside the property. Stow is on the main A7 road within easy commuting distance of Edinburgh, and only seven miles to Galashiels, with a shopping centre, secondary school, and other amenities. Stow is also served by the Borders Railway with regular services to Edinburgh and Galashiels.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached through the garden and opens into the hall off which sit the lounge, two bedrooms, the shower room, and two large built in storage cupboards. A hatch in the ceiling allows access to the attic by means of a Ramsay style ladder.

LOUNGE

The lounge overlooks the front garden and the large window allows in ample daylight to make it a bright room. The centre piece of the room is the electric fire in a tiled surround and hearth. A glass panelled door at the back of the room leads to the kitchen.

KITCHEN

The kitchen overlooks the back garden, and the large window allows in generous amounts of daylight to make it a bright workspace. Laminate topped work surfaces are on two sides of the room. Wall and floor mounted units provide ample storage, with an integral stainless steel sink, and dedicated spaces for white goods. The kitchen also accommodates a dining table set. A second half glass panelled door leads to the conservatory.

CONSERVATORY

The conservatory overlooks the garden to the front and side of the house, and is a bright and welcoming place. It is fully double glazed, and an electric heater is fitted in the room. A door at the front allows access to the front garden.

BEDROOM 1

This room overlooks the front garden. It is a bright room, spacious, and can easily accommodate free standing bedroom furniture in addition to the double bed. It also benefits from a large double door storage cupboard.

BEDROOM 2

This double bedroom overlooks the back garden. It too is a bright room which can accommodate free standing bedroom furniture in addition to the bed. It also benefits from a built in double door wardrobe.

SHOWER ROOM

The shower room has a suite of wash basin, toilet and walk-in shower cabinet over which is fitted a Mira electric shower. The walls behind the shower are fitted with waterproof splash board, and the shower is screened by a folding glass door. An electric heater is fitted in the room.

OUTSIDE

Fully enclosed gardens lie to the front and back of the house. The garden at the front is mainly gravel covered with a mono block patio area, and flora. The garden at the back is covered with wooden decking, and a gravelled area. It also accommodates a garden shed.

SERVICES

Mains water, drainage and sewage. Double glazing throughout, and electric heating. Council Tax Band 'B'.

EXTRAS

All fixtures and fittings are included in the sale. White goods and cooker also, but without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions. EPC Band F.

CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



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