

**Galashiels**  
Call 01896 758311

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**Kirkfield, 205**  
**Galashiels Road, Stow**  
TD1 2RE

**Guide Price £270,000**



Kirkfield is an attractive detached bungalow located within the popular village of Stow, occupying a superb elevated position which enjoys lovely views over the surrounding countryside and beyond. The property is in good order throughout, offering a well proportioned layout, and benefits from generous, well tended gardens which extend to approximately 1/3 acre. Plenty of private parking is provided by means of a drive.





# Kirkfield, 205 Galashiels Road, Stow

TD1 2RE

**Guide Price £270,000**

Accommodation  
L-shaped entrance Hall  
Lounge with bay window  
Dining Room  
Kitchen  
Three Bedrooms  
Bathroom  
Generous gardens extending to around 1/3 acre  
Driveway  
Mixture of LPG & Electric Heating  
Double Glazing





**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 in the region. The village enjoys an active community life and offers facilities such as a village store/post office, bowling green, park, play group, health centre, town hall, multi sports court and a modern primary school. A wider range of shopping and recreational amenities, as well as secondary schooling, is on hand in Galashiels. The village also has a railway station on the Waverley rail line between Tweedbank and Edinburgh.

**Fixtures and Fittings:**

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

**Services:**

Mains drainage, water, and electricity. Double Glazing. LPG boiler serving some of the radiators with background heating provided by electric wall mounted heaters.

**EPC:**

F

**Viewings:**

By appointment with the Selling Agents.

**Council Tax Band:**

E

**Entry:**

By mutual agreement.



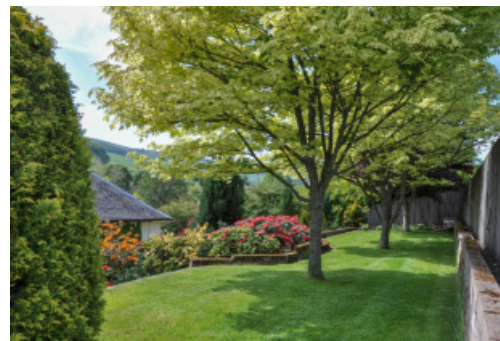


Interested in this property?  
**Galashiels**  
Call 01896 758311

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



**Kirkfield, 205 Galashiels Road, Stow, TD1 2RE**

Approximate Gross Internal Area = 94.8 sq m / 1020 sq ft

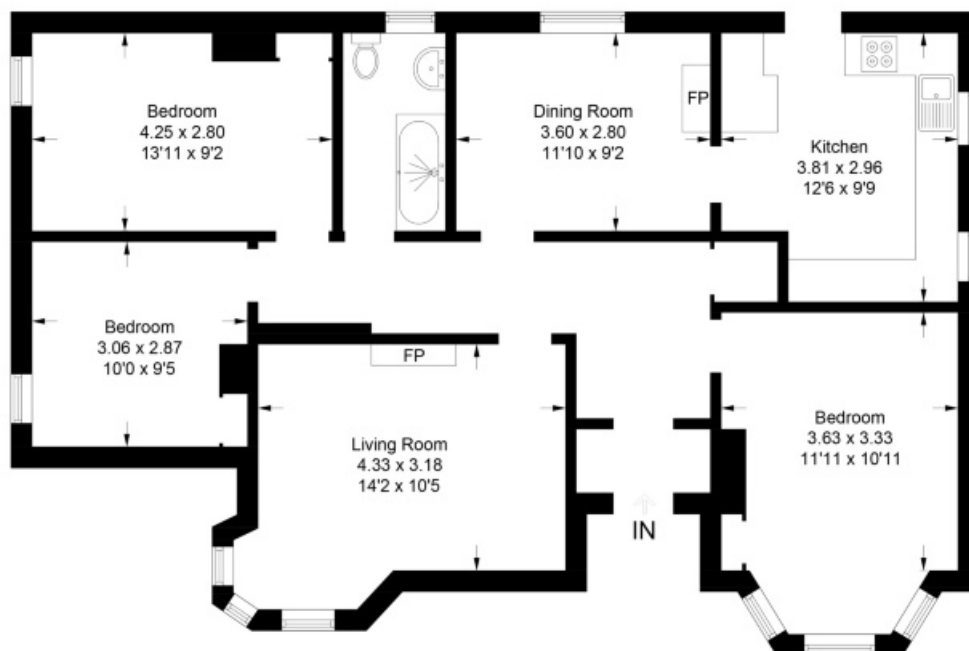


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID812654)

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.