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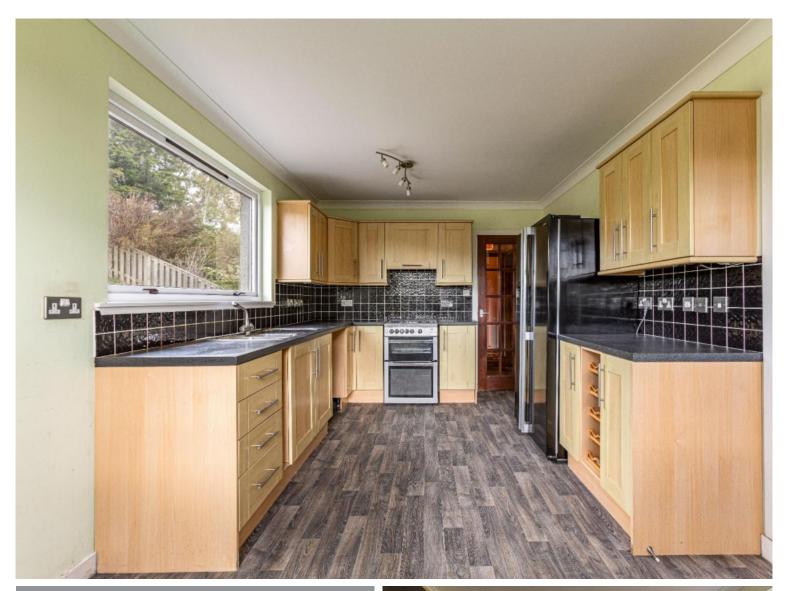


# Woodend Cottage, Craigend Road, Stow, TD1 2RW

Guide Price £240,000



A charming end terraced farm cottage nestled in a picturesque rural setting just outside the small village of Stow, offering lovely views over rolling countryside. Extended to provide practical, well proportioned accommodation, the cottage combines traditional character with comfortable modern living and generous outdoor space. This attractive cottage has been thoughtfully extended in the past to create a comfortable family home or countryside retreat. The heart of the house is a well proportioned dining kitchen, perfect for everyday family life and entertaining, with a useful utility area that keeps practical tasks out of sight. The lounge is bright and spacious, providing a relaxed sitting space. There are two bedrooms conveniently located on the ground floor as well as a shower room, allowing the option of single level living. The first floor bedroom is comfortably sized and has access to the bathroom. Set within generous gardens that wrap around the property, the grounds offer private outdoor space for gardening, alfresco dining and children's play. A driveway leads to a large car port which provides covered parking and additional storage or workshop potential.



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Ground Floor: Entrance Hall Lounge Dining Kitchen Utility Two Bedrooms Shower Room

First Floor: Double Bedroom Bathroom

Oil fired central heating Double Glazing

Generous gardens surrounding Large Car Port Driveway





#### 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 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 which is just a short walk from the property.

### **Fixtures & Fittings**

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

#### **Services**

Mains electricity. Private water supply and drainage to septic tank. Oil fired central heating. Double Glazing.

## **EPC Rating**

F

#### **Council Tax Band**

В

#### **Viewings**

By appointment with the Selling Agent

#### Entry

By mutual agreement













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# Interested in this property? Call 01896 758311

27 Market Street, Galashiels, TD1 3AF Phone: 01896 758311

Email: gala@cullenkilshaw.com

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

Also At:

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### Woodend Cottage, Craigend Road, Stow, TD1 2RW

Approximate Gross Internal Area = 121.45 sq m / 1307 sq ft





Illustration for identification purposes only, measurements not to scale. Fourlabs.co ⊚ (ID1247981) ents are approximate.

Full members of:









