

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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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

E

Council Tax Band

B

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
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
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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



Illustration for identification purposes only, measurements are approximate, not to scale. Fourisbs.co © (1247981)

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.