

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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247 Galashiels Road, Stow, TD1 2RE

Offers Over £240,000



Built by the present owner, this three bedroom semi detached bungalow is in the popular village of Stow and sits on a generous plot with gardens surrounding the property featuring a gated front access, plus a shared rear driveway which leads into the garage. The property offers single level living ensuring easily managed accommodation which would suit a variety of different buyers. The layout opens out to provide a large lounge/dining room, well lit by windows to the front and rear, and ideal for entertaining and everyday family life. The kitchen is well proportioned, amply large enough for dining, and has a utility and shower room adjacent for convenience. All three bedrooms are of a comfortable size and there is a well appointed family bathroom. In addition, the property benefits from a pleasant garden room which could be used for a variety of purposes and is the perfect spot from which to enjoy the gardens. The generous gardens wrap around the bungalow providing privacy and multiple outdoor seating/entertaining areas as well as there being a garage and driveway providing parking for multiple vehicles. The garage also boasts a useful workshop to the rear.



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Accommodation:
Entrance Hall
Lounge/Dining Room
Dining Kitchen
Utility Room
Shower Room
Three Bedrooms
Bathroom
Garden Room

Oil fired central heating
Double Glazing

Generous gardens surrounding
Large Driveway
Garage & Workshop
Greenhouse



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, curtains and blinds, light fittings, kitchen fittings and bathroom fittings. In addition, the freestanding appliances will be included namely the dishwasher, washing machine, tumble dryer and freezer.

Services

Mains electricity, water and drainage. Oil fired central heating. Double Glazing.

EPC Rating

E

Council Tax Band

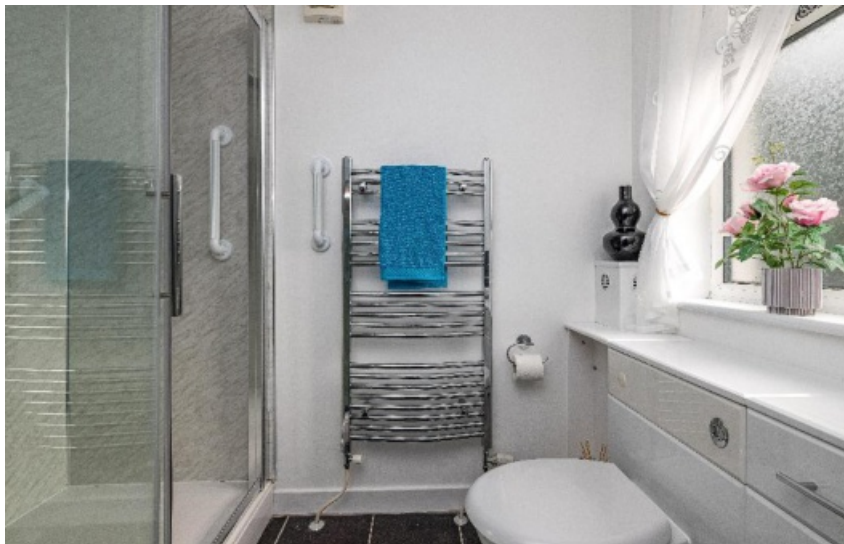
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Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



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

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Galashiels, TD1 3AF
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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
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 127.2 sq m / 1369 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1247983)

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.