

**Galashiels**

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**Offers Over £100,000**

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SOLICITORS & ESTATE AGENTS

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**Plot 4, Burnside Way  
Stow, TD1 2RW**

### Description

Cullen Kilshaw are delighted to present onto the market this desirable building plot on the outskirts of the popular village of Stow, one of five similar plots currently being marketed. Its location on the outskirts of the village lends itself well to some lovely open countryside views, yet is just a short distance from the many amenities and facilities that Stow has to offer, including the railway station and primary school. The plot, which extends to around 0.25 acres or thereby, is currently unserviced, but has mains water, electricity and drainage nearby with connections to these services to be made prior to sale. Planning permission has been granted in principle. Plots of this nature rarely come onto the open market hence early viewing comes highly advised.

### 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 a cafe, book shop, bowling green, park, play group, health centre, town hall, and a multi sports court. 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.

### Viewing

Visit site or by appointment through contacting the Selling Agent.

### NB

The plot is subject to a Section 75 agreement, with associated developer contributions payable. Further particulars are available on request, and intending purchasers will be deemed to have satisfied themselves in this regard.

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the plot without setting a closing date and do not bind themselves to accept the highest of any offer.



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.