

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 14 Wedale View Stow

TD1 2SJ

**Guide Price £450,000**



14 Wedale View is a substantial detached family home, set within a sought-after modern development of executive properties in the charming village of Stow. A range of excellent local amenities are just a few minutes' walk away, including Stow Primary School, health centre and railway station. Spread over three levels, the accommodation is generously proportioned and thoughtfully laid out, with much of the living space positioned to the rear to make the most of the open countryside views. The property is presented in good order throughout and offers a practical home ready to move into. Externally, the gardens extend around the house, with the rear garden enjoying a particularly high degree of privacy. A driveway and double garage provide ample private parking. Viewing is strongly advised.



# 14 Wedale View Stow

TD1 2SJ

Guide Price £450,000

#### GROUND FLOOR:

Entrance Hall  
Cloakroom/WC  
Dining Kitchen  
Utility Room

#### LOWER GROUND FLOOR:

Lounge  
Dining Room  
Family Room/Bedroom

#### FIRST FLOOR:

Master Bedroom with En-Suite & Balcony  
Three Further Double Bedrooms  
Bathroom

LPG Gas Central Heating  
Double Glazing

Garden  
Double Garage  
Drive



### 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 within the region. The village enjoys an active community life and offers facilities such as a village store/post office, book shop, bowling green, park, play group, health centre, town hall, multi sports court and a modern primary school, whilst 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 line between Tweedbank and Edinburgh.

### Fixtures & Fittings

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

### Services

Mains drainage, water, electricity and LPG gas. LPG gas central heating, double glazing.

### EPC

C

### Council Tax Band

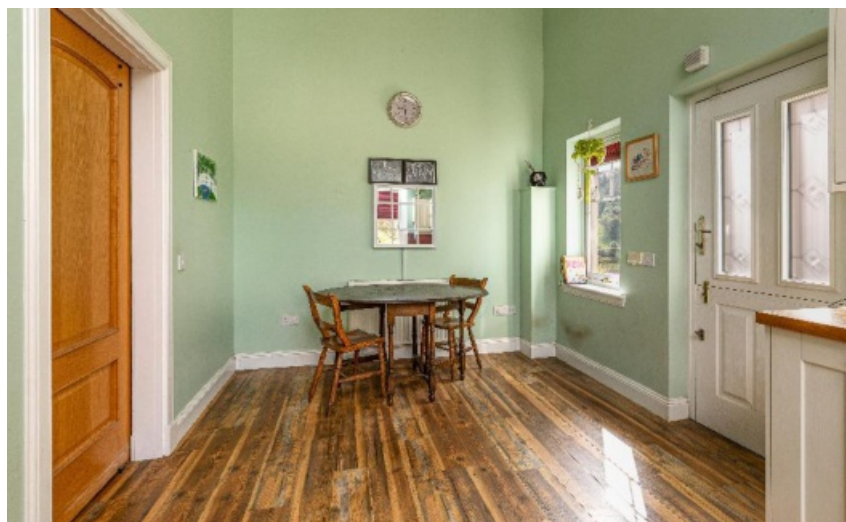
G

### Viewing

Strictly 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
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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**14 Wedale View, Stow**

Approximate Gross Internal Area = 240.8 sq m / 2592 sq ft  
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305747)

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.