

**Galashiels**

Call 01896 758311



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**24 Cockholm  
Crescent, Stow**  
TD1 2RH

**Guide Price £200,000**



Situated within an established residential area of the picturesque commuter village of Stow, this beautifully refurbished semi-detached bungalow enjoys a sought-after setting, with an elevated position, gardens to the front and rear and bright, spacious accommodation finished to an excellent standard throughout. The property is conveniently located for local village amenities, including the railway station, which provides access to Edinburgh in approximately 40 minutes. With its modern finish and spacious accommodation, this property would suit a range of buyers, including retirees, professional couples and families alike. In addition, there is excellent potential to extend into the spacious attic, subject to the necessary consents, offering scope to create further accommodation in the future.



# 24 Cockholm Crescent, Stow

TD1 2RH

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Hall  
Lounge  
Kitchen  
Two Double Bedrooms  
Shower Room

Oil Fired Central Heating  
Double Glazing

Generous Garden to Front & Rear



### 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 and electricity. Oil fired central heating, double glazing.

### EPC

D

### Council Tax Band

B

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



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

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

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|             |                       |
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| Annan,      | Tel 01461 202 866/867 |
| Tranent,    | Tel 01875 611211      |



### 24 Cockholm Crescent, Stow

Approximate Gross Internal Area = 70.11 sq m / 755 sq ft

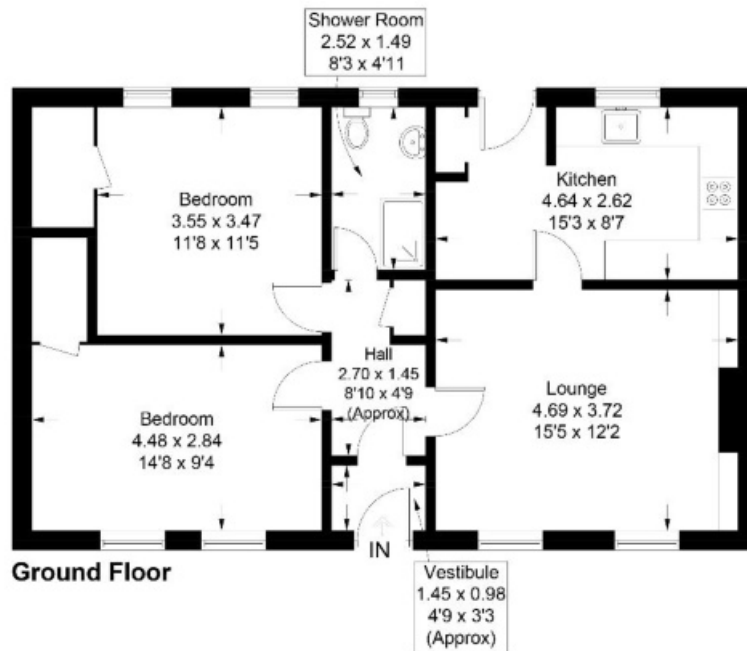


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1344841)

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.