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1 COCKHOLM CRESCENT, STOW, TD1 2RH SEMI DETACHED THREE BEDROOM BUNGALOW WITH GARDEN

EPC D OFFERS AROUND £185,000

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We are pleased to bring to the market this three bedroom semi detached bungalow located in the heart of Stow ideally placed for the rail link and commuting to Edinburgh. In need of some cosmetic upgrading internally, the property boasts generous front, side and rear gardens and has private parking to the front.

Entering from the front, the hallway provides access to the majority of the accommodation and has two useful storage cupboards. The lounge is a bright room situated to the rear with carpet flooring and a fyffe stone fireplace. There is access from here via glazed doors to the conservatory and a door to the kitchen. The conservatory sits to the rear of the property overlooking the back garden and is a useful and light space with timber effect flooring and doors out to the garden, ideal for the summer months. Located to the front of the property is the kitchen which offers a good range of floor and wall units in beech effect with tilde splashbacks. There is space for an upright fridge freezer, washing machine and integrated electric cooker and with matching hob and a double glazed window to the front offering ample natural light.

There are three double bedrooms within the property, two to the rear and one to the front, and all have useful built in storage cupboards. The shower room (wet room in style) is a well appointed and bright room with easy access shower enclosure with an electric shower. There is also white WC and wash hand basin and a double glazed window to the front.

Externally with the property are generous front, side and rear gardens requiring ongoing maintenance. In the rear garden are two timber sheds and the front garden offers a useful off street parking space.

ROOM SIZES:

Lounge 4.02 x 4.81 Kitchen 2.41 x 3.89 Conservatory 2.48 x 3.15 Master Bedroom 4.40 x 3.80 Bedroom Two 3.07 x 3.76 Bedroom Three 3.44 x 3.00 Shower Room 2.17 x 1.94

Stow is a pleasant and popular village in the heart of the Scottish Borders ideally placed for transport links to Edinburgh and the surrounding towns via its railway station. It benefits from day to day activities such as shop, cafØand primary schooling. The larger town of Galashiels is 7 miles away and lies in the narrow valley of the Gala Water, close to its meeting with the River Tweed, in the heart of the Scottish Borders. A popular town, Galashiels has a multitude of amenities and shops, ranging from smaller independent stores to well-known retailers, as well as the Pavilion cinema, Rugby Football Club, two nearby golf courses and the Braw Lads festival which takes places annually and attracts visitors from across the world.

Galashiels is also the location of Heriot-Watt University's School of Textile and Design. The railway station provides a direct link to Edinburgh, ideal for city commuters, and there are also good road links to neighbouring towns such as Selkirk, Hawick, Kelso, Melrose and St Boswells.

Council Tax Band: C EPC: D

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, light and bathroom fittings.

SERVICES: Mains water and drainage. Electricity and oil central heating.

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

