

22 Lauder Road

Stow, TD1 2QW

A Fantastic Opportunity to Purchase This Three Bedroom Bungalow
For Sale • Offers Over £190,000

Edwin
Thompson





BRIEF RESUME

- Three Bedroom Bungalow
- Decorated to a High Standard
- Ideal Family Home
- Large Wrap-around Garden
- Stunning Views Over The Valley



General Description

22 Lauder Road, Stow, is a very well-presented, semi-detached bungalow situated in a quiet residential area of Stow which was constructed in 1951. The property is of orlit construction under a pitched roof with interlocking tiles which has recently been scraped and treated for moss.

The street side elevations conceal a generous rear garden area which has been terraced for functionality. It has 4 sheds for ample outdoor storage as well as dog kennels. The rear garden can be accessed directly from the side of the property using the newly built private staircase as well as from the rear door in the kitchen up the shared staircase, it benefits from all day sunshine and has stunning views of the village and rolling hills. There is space for parking at the front of the property.

Internally, the accommodation is spacious and in good order with ample storage throughout. There are 3 double bedrooms, each with built in storage, a bathroom, kitchen and living room with multi fuel stove. There is an oil-fired central heating system with a new boiler installed end of 2023. The property has been decorated to an extremely high standard using a mix of neutral & modern décor, offering any potential purchaser the ability to place their own stamp on the property. There is potential to upgrade the bathroom and kitchen in the property however, as they stand, they are in good condition and a reasonably neutral colour pallet avoiding aging. The bathroom benefitted from a new shower unit in 2022.

LOCATION

The property is situated in an advantageous, elevated position, away from the main A7 road through Stow. The area has become increasingly popular recently, following the drive to escape the City. Stow is popular at present with its railway station, health centre, shop, café, new state-of-the-art primary school and further amenities.

Stow, being a small village with a population of 720, is situated 7 miles north of Galashiels and has benefitted greatly from the reinstatement of the Borders Trainline to Edinburgh Waverly.

The station is only a short 10 minute walk just 650 metres from the property and has half hourly services at peak time and hourly services through the remainder of the day with the first service leaving Edinburgh at 06.21 arriving at stow at 07.06 and the last weekday service leaving Edinburgh at 23.54 and arriving at stow at 00.40.

The town of Galashiels undoubtedly offers a more extensive range of amenities, with an excellent variety of shops, supermarkets, pre-school, primary and secondary schooling, and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus has a thriving student community, and there is a good selection of restaurants and bars in the town and surrounding area.





COMMENTARY

22 Lauder Road offers the complete package with generously proportioned rooms, ample storage space, vast garden space - perfect for children and pets and on street parking. It is presented in a contemporary order and sits in a position with a relatively private feel due to its set back and secluded location. The property will appeal to buy to let investors, families, professional couples and those looking to get away from the city. There is also scope for AirBnB and holiday let.

The property benefits from double glazing throughout. The living room also has a working dual fuelled fire, ideal for creating a cosy feel in the evening. The kitchen has space for a dining table and usual unit fittings as well as integrated fridge freezer, washing machine and dish washer. The garden is split level with the highest point of the garden giving the most stunning views over the valley with the rolling hills as a backdrop. There is also a dog kennel on this tier which could be kept as is or could be used as a great space to have a summer house benefitting from the summer sun through the day and the stunning sunsets over the hills across the valley. The flexibility of the gardens layout gives the potential buyer scope to create a haven in their back garden extending their home outside with eating areas for alfresco dining, seating areas to enjoy the evening sunshine and flower beds / planter for the keen gardeners to take advantage



of. There is also a fantastic space in the front garden which is lucky to have all day sunshine in the height of summer with space for 2 cars to park on the street in front of the house.

ACCOMMODATION

The accommodation currently comprises:

Internal: Porch, hallway, storage, bathroom, 3 bedrooms, living room and kitchen.

External: landscaped gardens, 4 sheds, kennels and on street parking spaces.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
22 Lauder Road	80	861

E & o e please note that these measurements have been taken from the EPC register.

SERVICES

Water and electricity services are understood to be connected. Heating: The property is served by a oil-fired central heating system.

ENERGY PERFORMANCE CERTIFICATE

D59





FIXTURES AND FITTINGS

The property is being sold unfurnished.

VIEWING

By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel. 01896 751300

Fax. 01896 758883

E-mail: a.welsh@edwin-thompson.co.uk

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no.07428207)









22 Lauder Road

STOW, TD1 2QW

Edwin
Thompson



Galashiels Office

T: 01896 751300

Edwinthompson.co.uk