

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



14 Wedale View, Stow, TD1 2SJ

Guide Price £419,995



PRICE REDUCED

14 Wedale View is an impressive detached dwelling forming part of a modern development of executive family homes in the picturesque village of Stow. The property sits within walking distance of the nearby primary school, the railway station which provides quick and easy access to Edinburgh, the health centre and the village centre itself. Arranged over three floors, the layout is extremely well proportioned providing flexible living accommodation, mostly set to the rear making the most of the views over the surrounding countryside, and is presented onto the market in excellent order providing an easily managed home which is ready to move into. Outside, the gardens wrap around the property with the rear garden in particular enjoying a superb degree of privacy offering a semi-mature garden with fruit trees, raised beds, a covered pagoda and a small bar area. A drive and double garage ensure there is ample private parking.



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Entrance Level:
Entrance Hall
Downstairs WC
Dining Kitchen
Utility Room

Ground Floor
Lounge with patio doors opening out onto the garden
Dining Room
Family Room

First Floor:
Master Bedroom with balcony & en-suite
Three further Double Bedrooms
Bathroom

Well kept private gardens
Double Garage
Driveway



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, bowling green, park, play group, modern health centre, town hall, multi-sports court and a primary school, whilst a wider range of shopping and recreational amenities, as well as secondary schooling, is on hand in Galashiels. The village has the undoubted benefit of a railway station on the Waverley line between Tweedbank and Edinburgh.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage and water, LPG gas, and electricity. LPG gas central heating. Double Glazing.

EPC

D

Viewings

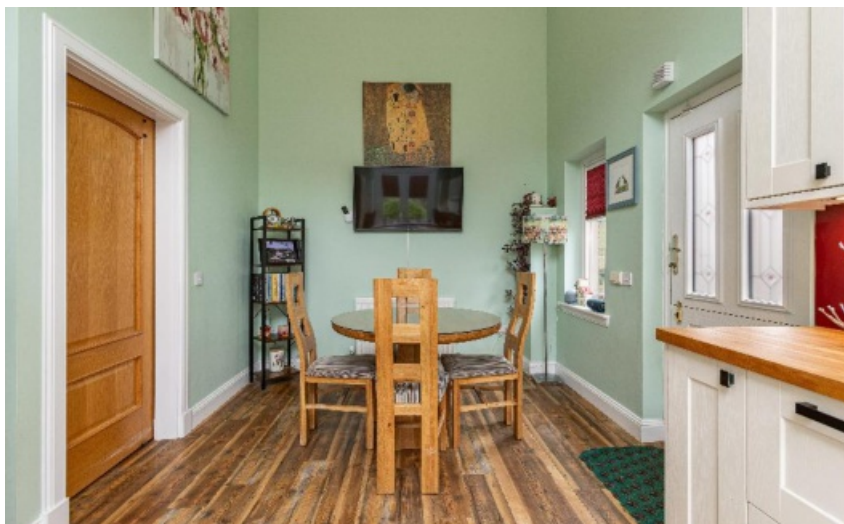
By appointment with the Selling Agent

Council Tax Band

G

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
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Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 233.4 sq m / 2512 sq ft

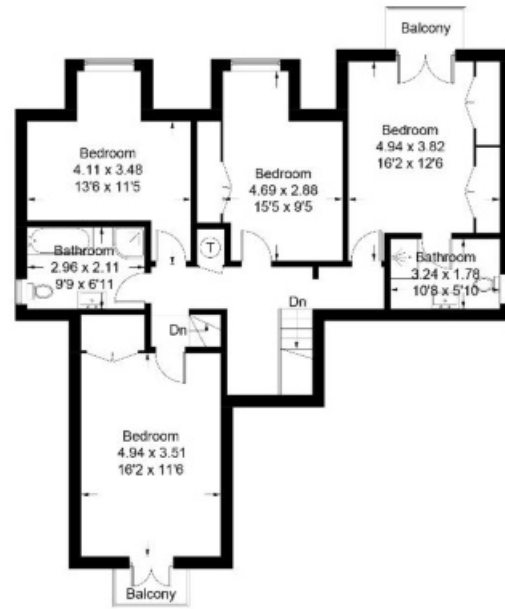


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID993841)

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.