

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7 Still Haugh, Fountainhall, TD1 2SL

Guide Price £319,000



7 Still Haugh is an impressive three bedroom detached bungalow which is nestled in the picturesque village of Fountainhall, enjoying a lovely quiet cul de sac setting, offering a peaceful escape from the hustle and bustle of city life whilst still easily accessible for Edinburgh via the nearby A7. The property offers spacious accommodation which has been thoughtfully extended by the current owner to provide a lovely family/garden room to the rear; opening out to the garden and creating a welcome addition to the living space. There is a lovely bright lounge to the front, a contemporary kitchen opening into the family room, three comfortably sized bedrooms with one boasting an en-suite, and a modern family bathroom. Set on a corner plot, there are generous gardens especially to the rear which is fully enclosed enjoying an excellent degree of privacy. Additionally, a garage and large drive ensure there is ample private parking.



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Accommodation:

Vestibule

Entrance Hall

Lounge

Dining Kitchen

Family/Garden Room

Three Bedrooms (master en-suite)

Bathroom with Separate Shower

LPG Gas Central Heating

Double Glazing

Generous Gardens

Garage

Drive



Location

Fountainhall is a lovely village situated north of Stow and Galashiels, just off the main A7 trunk road through the Borders. The village is popular with young families and professionals, with a primary school, community centre and an easy commute to Edinburgh, as well as the Borders Railway station in nearby Stow also ideal for access to Edinburgh, Galashiels and Tweedbank. The region is well known for its beauty and the lifestyle it offers and this makes the area an attractive and enviable part of the country to reside in.

Fixtures & Fittings

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

Services

Mains drainage, water, electricity and gas. Double Glazing. LPG Gas Central Heating.

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

E

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

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Galashiels, TD1 3AF
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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



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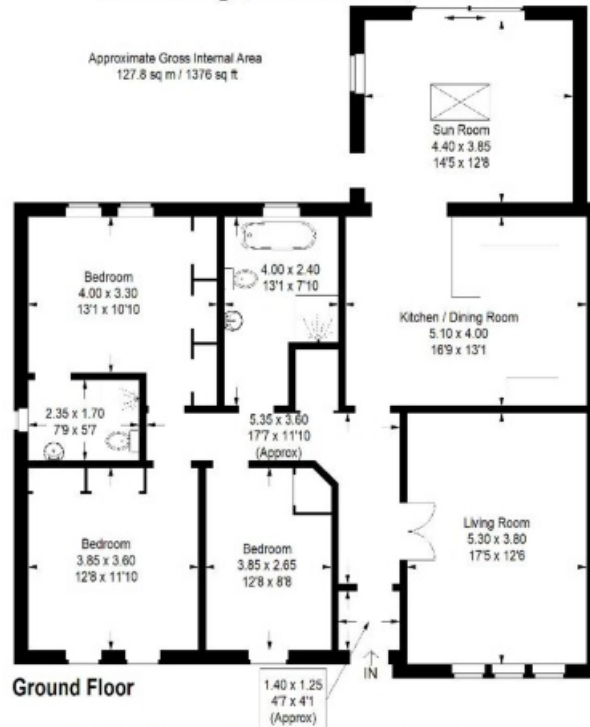


Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:



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