

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 7 Old Stage Road, Fountainhall

TD1 2SY

**Guide Price £280,000**



A fantastic family home in a beautiful location, ideal for the commuter as it is just off the A7 giving easy access both north and south with Stow Railway Station just an eight minute drive away. Presented in good order throughout, the property offers flexible and versatile accommodation and benefits from an abundance of pleasing features. The accommodation comprises: Hall, lounge, study, dining kitchen, two double bedrooms, single bedroom, bathroom. Externally, a generous garden surrounds the property with a garden store, detached double garage and large gated drive. Early viewing of this lovely property is essential.



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TD1 2SY

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Hall  
Lounge  
Study  
Dining Kitchen  
Two Double Bedrooms  
Single Bedroom  
Bathroom

Oil Fired Central Heating  
Double Glazing

Garden  
Detached Double Garage  
Garden Store  
Large Drive  
Electrical Vehicle Charging Point



### 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 commuting 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water and electricity. Oil fired central heating, double glazing.

### EPC

E

### Council Tax Band

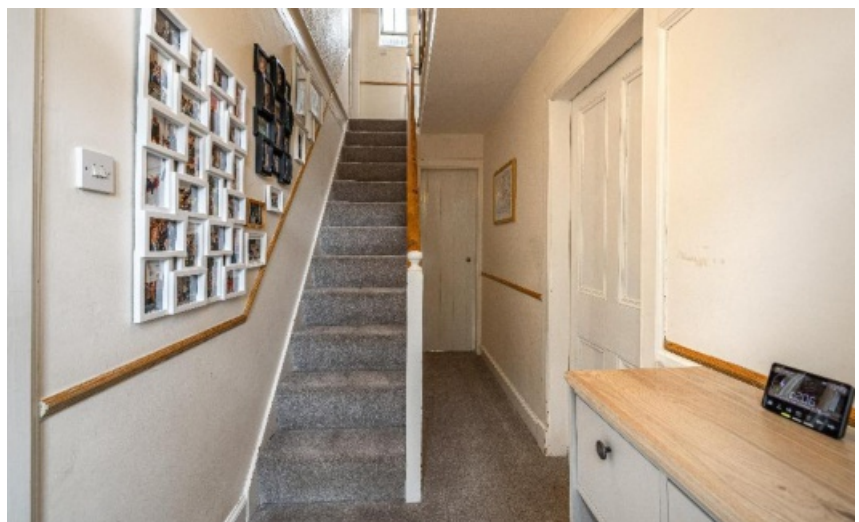
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### Viewing

Strictly by appointment with the Selling Agent.

### 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
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



**7 Old Stage Road, Fountainhall**

Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft  
(Excluding Eave/Void)  
Shed = 6.5 sq m / 70 sq ft  
Garage = 32.5 sq m / 350 sq ft  
Total = 144.3 sq m / 1553 sq ft

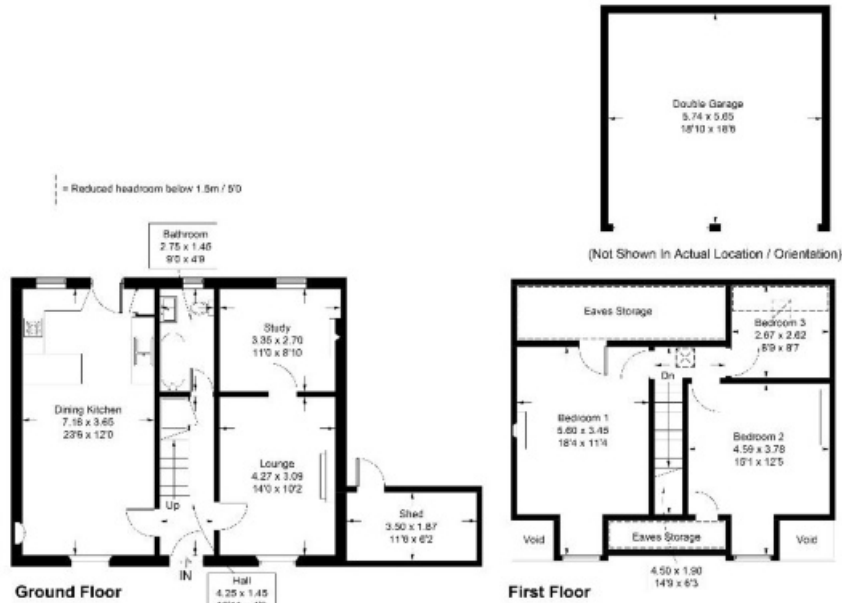


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