



**BLACKWOOD & SMITH LLP**  
SOLICITORS & ESTATE AGENTS



## WISTERIA COTTAGE

10 COCKHOLM CRESCENT, STOW, TD1 2RH



1



2



1



E





# WELCOME TO

*WISTERIA COTTAGE, 10 COCKHOLM CRESCENT*

Offering convenient single-storey living, this semi-detached bungalow in Stow enjoys two bedrooms, an open-plan kitchen, living, and dining room, and a shower room, all presented with attractive, modern interiors and tasteful décor. The bungalow is situated on an established street in the village and boasts lovely views of the surrounding countryside.

A pathway through the leafy front garden leads to the home's front door, where a wide hallway (with storage) welcomes you inside and sets the tone for the interiors to follow with tasteful grey décor and wood-styled flooring. To the right of the hall lies the open-plan kitchen, living, and dining room, an ideal space for everyday life and entertaining alike, spanning the entire depth of the property and lit by dual-aspect windows, with the southeast-facing front windows framing countryside views. The living area offers plenty of space for lounge furniture, whilst a fitted table, with space for four diners, creates an ideal setting for sit-down meals and dinner parties



## FEATURES

- Semi-detached bungalow in Stow
- Well-presented, modern interiors
- Entrance hall with built-in storage
- Dual-aspect, open-plan kitchen, living, and dining room with lovely views
- Two double bedrooms with built-in wardrobes
- Modern shower room
- Mature front and rear gardens
- Unrestricted on-street parking
- Electric heating and double glazing









LIT BY DUAL-ASPECT  
WINDOWS, WITH  
THE SOUTHEAST-  
FACING FRONT  
WINDOWS  
FRAMING  
COUNTRYSIDE  
VIEWS







The kitchen is equipped with white classically styled cabinets, ample workspace, and metro-tiled splashbacks, whilst provision is also made for freestanding and undercounter appliances. The kitchen leads to a boot room with garden access.











## BEDROOMS

### AND BATHROOMS

The home's two double bedrooms are both on the other side of the hall, with one enjoying the same sunny aspect and views as the living area, and the other overlooking the rear garden. Both bedrooms further benefit from built-in wardrobes. Finally, a modern shower room completes the accommodation on offer and comprises a corner shower enclosure, a WC-suite set into storage, and a towel radiator.

The bungalow has electric heating (with smart controls) and the windows are all double glazed.







Extras: All fitted floor coverings, window coverings, light fittings, and kitchen appliances will be included in the sale. The furniture is also available by separate negotiation.





## MATURE FRONT AND REAR GARDENS

Externally, the home is accompanied by lovely mature gardens to the front and rear. The former features a well-kept lawn and a wealth of mature trees and shrubs, whilst the later includes a patio, a raised, manicured lawn, and a border of neat hedges and trees. Unrestricted on-street parking can be found on Cockholm Crescent.







BLACKWOOD & SMITH LLP  
SOLICITORS & ESTATE AGENTS

10 COCKHOLM CRESCENT





**bs**  
BLACKWOOD & SMITH LLP  
SOLICITORS & ESTATE AGENTS  
10 COCKHOLM CRESCENT

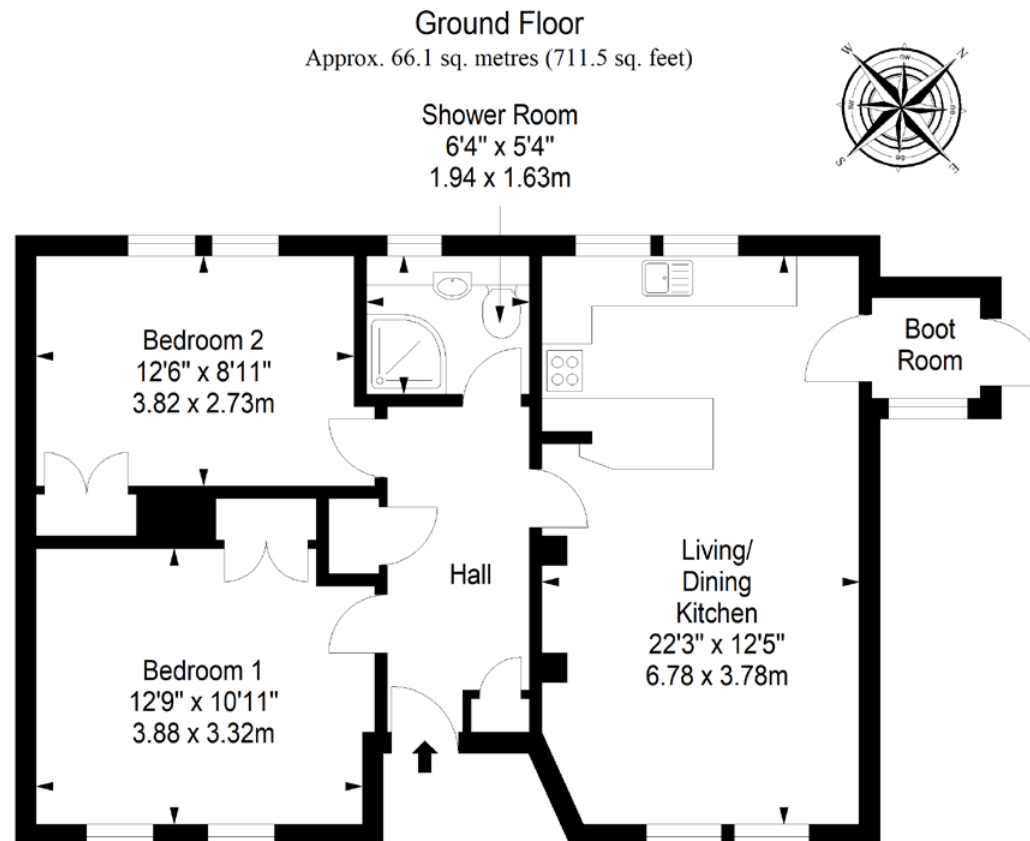
# THE AREA

## STOW

Some seven miles north of Galashiels on the A7, the historic village of Stow promises an enticing escape to the country and is particularly convenient for commuters to Edinburgh. Stow railway station reopened in 2015 as part of the new Borders Railway and allows swift links into the heart of the capital in just 40 minutes. Historic landmarks include The Old Kirk, which was built in the 1400s on the site of a much older place of worship dating back to the 600s. Just opposite is Pack Bridge: the very first bridge across the Gala Water, built-in 1659. For everyday essentials, the village boasts a shop and post office, a café and gallery, a health centre, The Station House restaurant and bar, as well as a bookshop. The close community offers a fantastic range of clubs and associations to suit all ages, interests and abilities. These include Stow Pipe Band, plus a bowling club with an adjacent park, football pitch and children's play area. Stow Town Hall also hosts a range of year-round events and activities, including fitness classes. More extensive retail and leisure facilities are available in nearby Galashiels, which is a short bus, train or car journey away. Schooling is provided locally at Stow Primary School, followed by secondary education at Galashiels Academy or, alternatively, Earlston High School. Galashiels is also home to the Scottish Borders Campus of both Borders College and Heriot-Watt University.



# FLOORPLAN



Total area: approx. 66.1 sq. metres (711.5 sq. feet)

## Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: [property@blackwoodsmith.com](mailto:property@blackwoodsmith.com) | [www.blackwoodsmith.com](http://www.blackwoodsmith.com)

Whilst care has been taken to prepare this brochure the text, photographs and plans contained within are for guidance only and are not to be treated as representations of fact. The terms do not form part of any offer or contract. The measurements are taken at the widest points and are approximate, the floor plan may not be drawn to scale. None of the systems or appliances have been tested and no warranty is given as to their order or condition. Prospective purchasers are advised to make their own investigations prior to making any offer for the property. Blackwood & Smith will not be responsible for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.



**BLACKWOOD & SMITH LLP**  
SOLICITORS & ESTATE AGENTS