



2 Cortleferry

Near Stow, Galashiels, TD1 2RY



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96sqm

EPC

E

AS Anderson
Strathern



2 Cortleferry is a mid terraced three bedroom home located north of Stow, in the Scottish Borders. The property offers good sized accommodation and will appeal to a range of buyers.

A welcoming entrance hallway offers access to the ground floor accommodation which includes the living room to front with feature fireplace, kitchen with range of units and space for appliances and the bathroom. The first floor accommodation offers three bedrooms, two with integrated wardrobes and a storage cupboard.

The property also benefits from oil fired central heating, double glazing and garden to front and rear. There is unrestricted on-street parking.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is strictly sold as seen.

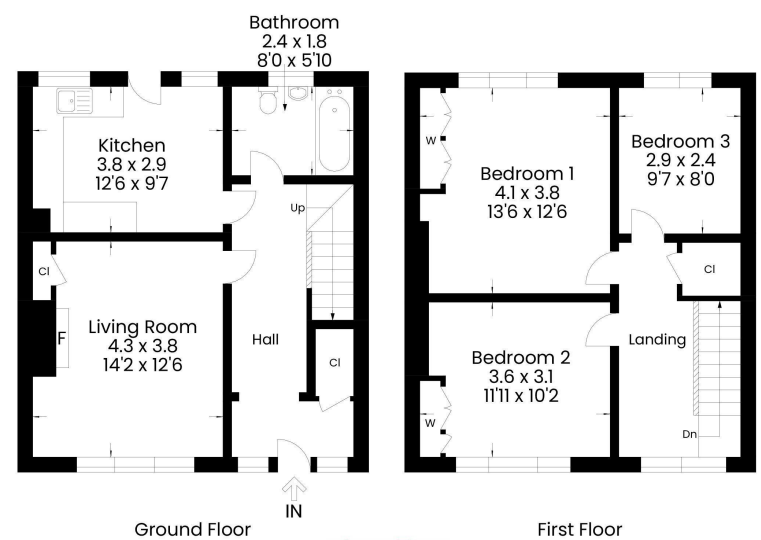
This property will be sold with additional land for off-street parking (subject to planning permission) at the end of the site.

Property features

- Oil fired boiler
- Double glazing
- Garden to front and rear
- Good sized accommodation
- On-street parking
- Good access links by road
- Neutral decor throughout

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

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