



3 Cortleferry

Near Stow, Galashiels, TD1 2RY



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91sqm

EPC

E

AS Anderson
Strathern



Spacious mid terraced home located to the north of Stow in the Scottish Borders with good access connections to Edinburgh and Galashiels.

The property would now benefit from renovation and redecoration but offers good sized accommodation in a rural setting. The entrance vestibule with cloak cupboard leads to inner hallway with access to the living room, kitchen and bathroom. Three bedrooms are located on the first floor, two with integrated wardrobes and there is also a useful cupboard on the upper level.

In addition, the property benefits from gardens to front and rear, unrestricted on-street parking, multi-fuel stove and double glazing.

This will make an excellent opportunity for an exciting project.

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.

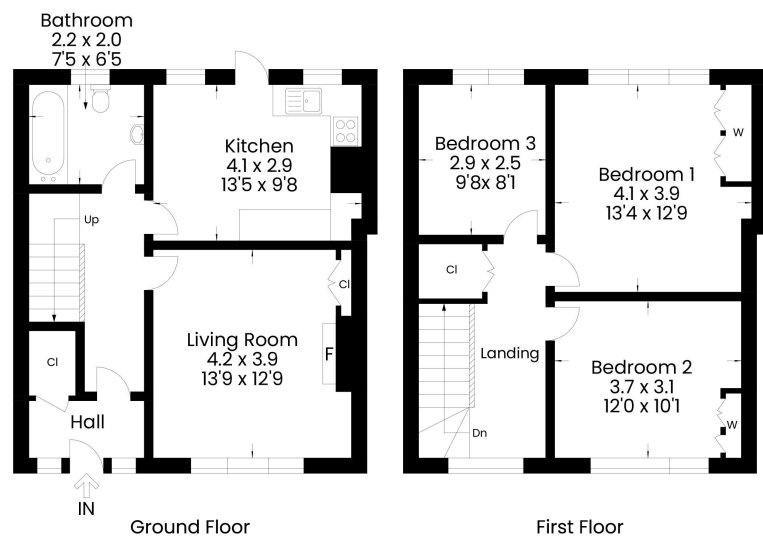
This property will be sold with additional land for off-street parking (subject to planning permission) at the end of the site.

Property features

- Good sized accommodation
- Renovation opportunity
- Rural location
- Mid terraced home
- Garden to front and rear
- Multi-fuel stove
- Double glazing
- On-street parking

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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