



**6 Still Haugh is a very well-presented four-bedroom detached family home situated in a popular residential development in the charming Borders village of Fountainhall. With access to the rolling countryside on its doorstep, the property benefits from a primary school in the village, and is within five miles of the Borders Railway station at Stow, which runs to Edinburgh.**

**Internally, the bright and flexible accommodation lies across two levels and comprises four bedrooms, an ensuite shower room, a family bathroom, a sitting room, a dining room, a breakfasting kitchen, a conservatory, a utility room and a downstairs wc. There is also good storage throughout the property which includes wardrobes in all bedrooms, and an attic with loft ladder access. The house is double glazed and benefits from lpg gas fired central heating, as well as a multifuel stove in the sitting room providing an excellent source of secondary heat.**

**Externally, the property has driveway parking for at least two cars to the front of the generous semi-detached garage with workshop area. With garden ground to the front there is a paved pathway to the front door and side gate leading into the garden at the rear. Enclosed, and accessed from the conservatory, the garden is generous and mainly laid to lawn with a large decked area offering a great space for more informal entertaining.**

**Edinburgh and Galashiels are also readily available from this highly accessible location with the A7 providing links to Edinburgh in the North and Carlisle in the South, and Stow, with a railway station sitting just under five miles away.**

**Galashiels 12.5 miles.    Edinburgh 23.5 miles.    Stow 4.5 miles.    Gorebridge 10 miles**

**(All mileage is approximate)**

### **Location:**

Fountainhall is a small village situated in the Scottish Borders. With the countryside on its doorstep, it is just over twenty miles south of Edinburgh, with a railway station at Stow just under five miles away to the South, which also has a health centre and village shop. With a primary school and village hall, Fountainhall provides an easily accessible route to Edinburgh or to the principal Borders town of Galashiels twelve and a half miles away, that offers a fuller range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Among the independent shops in Galashiels there is also a cinema, a swimming pool, gym, dentists, and orthodontist.

Along with a number of local tourist attractions in the area, there are also a variety of outdoor pursuits that include fishing, fieldsports, horse riding, golf, mountain biking, and a selection of walks. Primary schooling is available in the village with secondary schooling at Galashiels Academy, for which there is a school bus service, with Edinburgh also offering a good selection of independent schools.

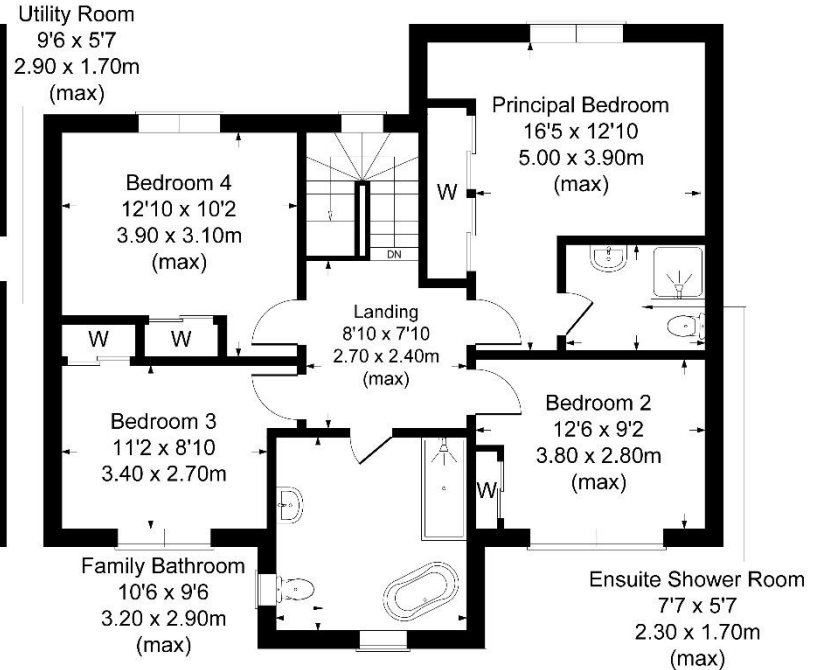
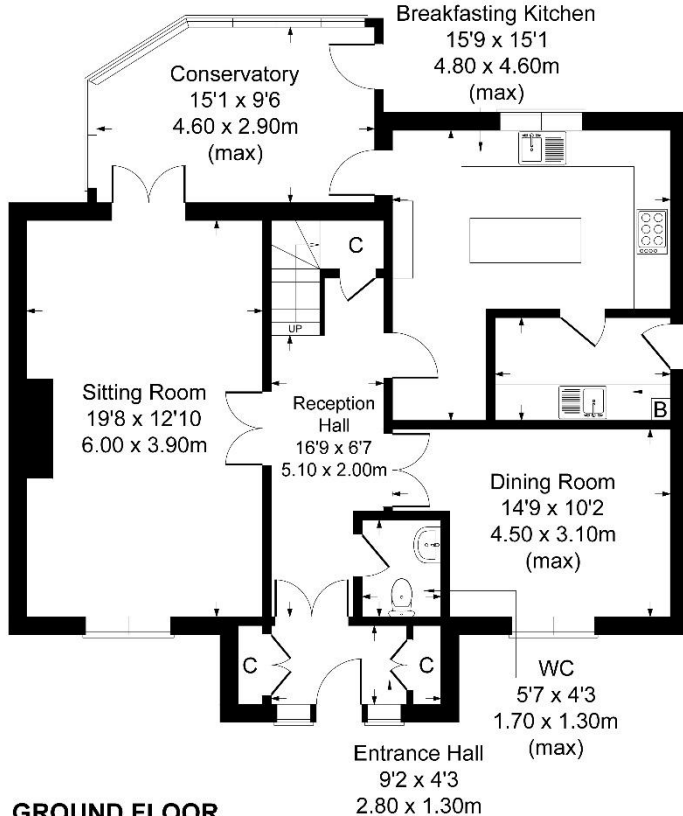
The Borders General Hospital, the largest hospital in the Scottish Borders lies on the fringes of Melrose, a few miles beyond Galashiels.

Fountainhall can be reached by the A7 which runs adjacent to the village and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with an aforementioned station in the village of Stow, and Edinburgh International airport, around twenty-eight miles away, also offers an excellent choice of destinations.





## 6 Still Haugh, Fountainhall, Galashiels TD1 2SL



FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2024





**Directions:**

For those with satellite navigation the postcode for the property is: TD1 2SL  
Coming from Edinburgh take the A7 South signposted Carlisle and Galashiels. Proceed South on the A7 passing Heriot on your right. Approximately three miles further on, take a right turn onto Old Stage Road, signposted Fountainhall. Follow the road into Fountainhall taking the first left turn into Still Haugh. Number 6 sits on your left-hand side.  
Coming from Galashiels proceed North on the A7, and through the village of Stow. Keep going and take the left turn signposted Fountainhall and follow the above directions.

**FURTHER INFORMATION:****Fixtures and Fittings:**

Only items specifically mentioned in the particulars of sale are included in the sale.

**Services:**

Mains electricity, mains water, mains drainage, lpg gas central heating, telephone and broadband

**Outgoings:**

Scottish Borders Council Tax Band Category: G

**EPC Rating:**

Current EPC: D66

**Viewings:**

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



Macpherson Property  
Tel: 01896 820 226

Email: [enquiries@macphersonproperty.co.uk](mailto:enquiries@macphersonproperty.co.uk)  
Web: [www.macphersonproperty.co.uk](http://www.macphersonproperty.co.uk)