



9 Wedale View is an immaculately presented four-bedroom detached family home set within an executive development on the western fringes of Stow. Sitting in a generous plot with extensive driveway parking to the front of the integral double garage, a particular feature of the property are the sixteen solar panels complete with a home battery storage system and electric car charger.

Providing well-appointed and flexible family living throughout, the house benefits from attractive views across the town, and is only a short walk to the Borders Railway running to Edinburgh in around forty minutes, as well as Stow primary school which is also nearby.

Internally, the accommodation lies across three levels and comprises four double bedrooms, an ensuite shower room, a family bathroom with separate shower and sauna, a sitting room, a family room, a large dining kitchen, a utility room, and a downstairs wc. There is also excellent storage, with thoughtfully designed cupboards and wardrobes fitted to all bedrooms.

With a roof terrace accessed from the sitting room, there are also quality fixtures and fittings throughout, and an integrated music system through a number of rooms, a smart, multi-zoned heating system, plus CAT 5 cabling which is ideal for those working from home.

Externally, the property benefits from extensive garden ground to the front with parking on the monobloc driveway to the front of the integral double garage. An enclosed garden to the rear of the house, which has been thoughtfully designed with attractive terracing and wrought iron fencing, leading to terraced lawn with children's climbing frame and slide, raised vegetable beds and a greenhouse. A large patio area which is accessed off the family room and dining kitchen provides an excellent space for more informal entertaining, with access down both sides of the property to the front.

Edinburgh and most Border towns are readily available from this highly accessible location via the A7 which runs through Stow.

Galashiels 7.5 miles. Edinburgh 26 miles. Melrose 12 miles. Lauder 5.5 miles

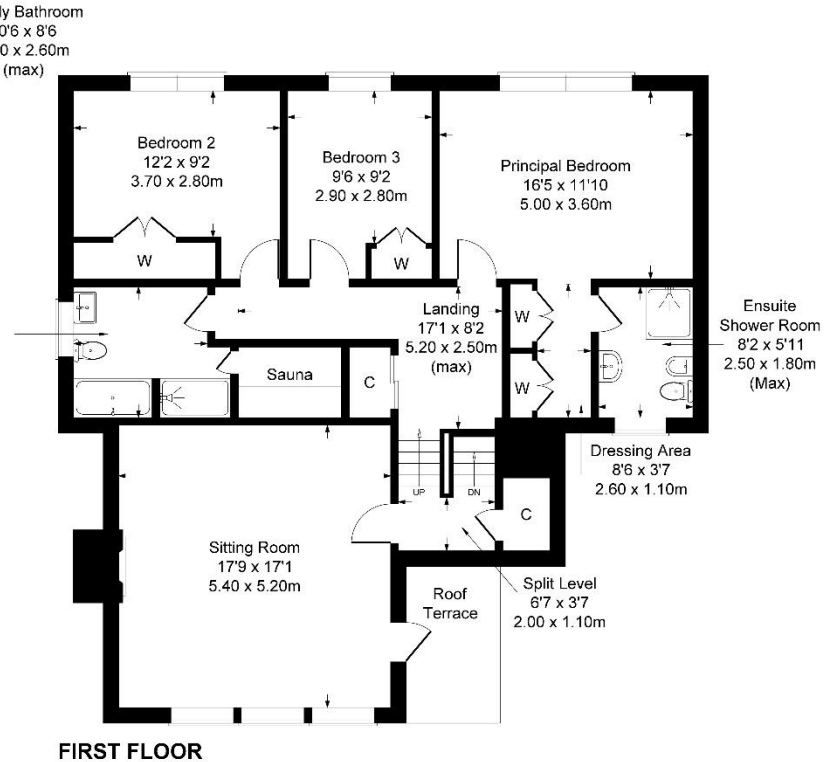
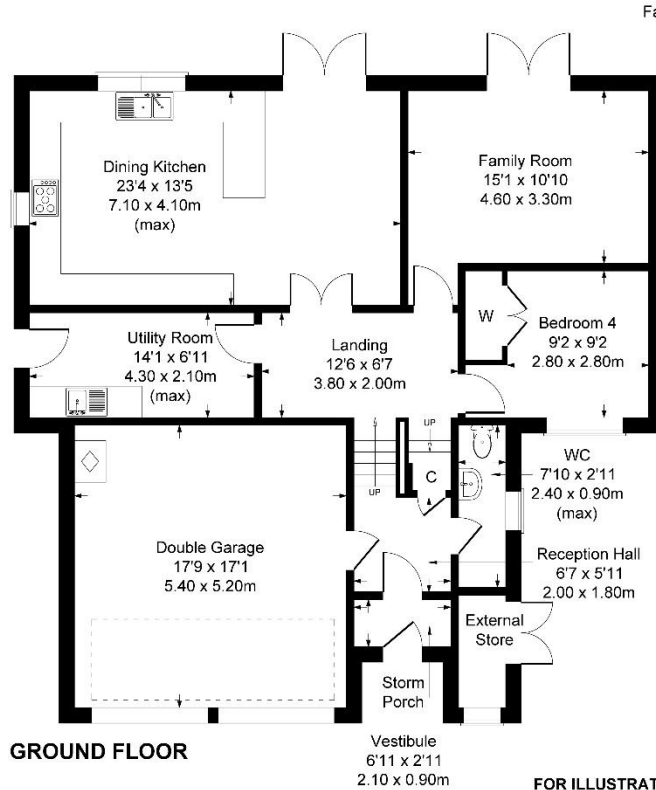
(All mileage is approximate)

Location:

9 Wedale Views is situated on the western edge of the village of Stow, which has a village shop with a post office, a coffee shop, book shop and a health centre. As well as being a sociable village with a range of activities, there is a very active pre-school, an excellent primary school, and a local church plus the railway station with parking, bar and bistro. The principal Borders town of Galashiels only seven and a half miles away, with a population of 12,000, offers a fuller range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Local tourist attractions include The Great Tapestry of Scotland, Old Gala House and Abbotsford House, the former home of Sir Walter Scott, with its award winning visitor centre as well as many other attractions in nearby Melrose and other Border towns. Among the independent shops in Galashiels there is also a cinema, a health centre, a swimming pool, gym, dentists, orthodontist and a Transport Interchange built primarily around the train station in conjunction with the Borders Railway which is a particular bonus. Local sports teams include Gala RFC, Gala Fairydean FC, and Gala CC and local festivals include the historic Common Ridings held in the summer which is of particular note amongst neighbouring towns and villages. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf at Galashiels and Lauder, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way. Primary schooling is available in Stow with secondary schooling at Galashiels Academy, for which there is a school bus service. The well-known St. Mary's Prep School is located in Melrose, to the South, along with a further selection of public schools in or around Edinburgh to the North. The Borders General Hospital, the largest hospital in the Scottish Borders is only twelve or so miles away on the fringes of Melrose. Stow sits in an easily accessible area and can be reached by the A7 which runs through the town 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 the aforementioned station in the town. There is also a busy bus service which runs from the Interchange, beside the railway station in Galashiels with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns. Edinburgh International airport – offers an excellent choice of destinations and is 32 miles away.



9 Wedale View, Stow, Galashiels TD1 2SJ



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Directions:

For those with satellite navigation the postcode for the property is: TD1 2SJ
Coming from Edinburgh take the A7 South signposted Carlisle and Galashiels. Continue South on the A7, passing Heriot, on your right. Approximately nine miles after the turning for Heriot, you will enter the northern side of Stow. Continue into Stow and take the first right turn after the zebra crossing, halfway through the village signposted Stagehall. Follow the road, over the railway bridge and you will come to the entrance of the development on your left. 9 Wedale View sits on your right-hand side, three quarters of the way down.
Coming from Galashiels take the A7 to Stow, and turn left immediately before the zebra crossing, 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, gas central heating (communal LPG supply), telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: G

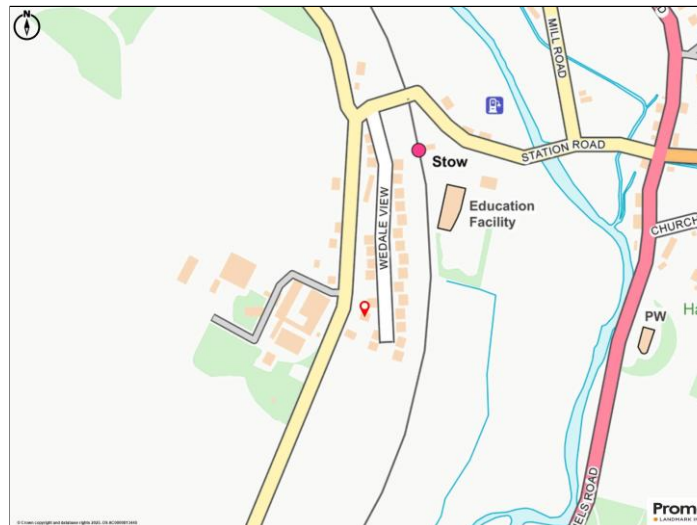
EPC Rating:

Current EPC: D67

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.

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