

COULTERS[®]

SOUTH LODGE, TORSONCE

STOW, SCOTTISH BORDERS, TD1 2SN

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

South Lodge is a beautifully presented stone built gate lodge situated on the edge of Stow in the Scottish Borders. The property has been significantly extended and refurbished by the current owners to create a stylish and modern home.

The house has a variety of garden spaces including a secluded terrace situated off the principal bedroom, a courtyard, a large patio, and a lawn surrounded by established planted beds.

A parking area large enough to park 2 cars is situated to the front of the house.

KEY FEATURES



Beautifully presented detached gate lodge.



Three double bedrooms, one with ensuite.



Private gardens with patio and terrace.



Significantly upgraded and extended by current owners.



Allocated parking area.



Superb location on the edge of Stow.



EPC Rating - D

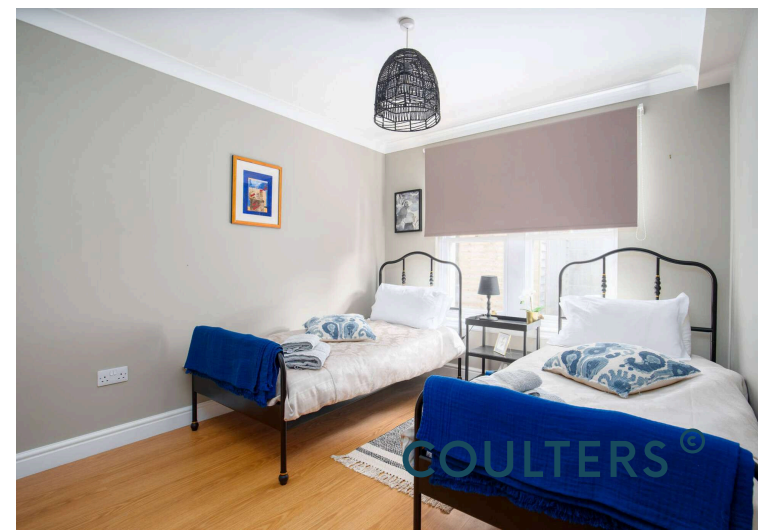


Council Tax Band - E



The immaculately presented accommodation comprises on the ground floor - entrance hall with storage cupboard; sitting room with open fire, built in bookcase/TV unit and French doors to the patio and garden; kitchen/dining room with central island, exposed stone wall, modern fitted kitchen and stable door to the rear courtyard; double bedroom 2 with fitted wardrobe and French doors to the patio/garden; double bedroom 3 with fitted wardrobe; and bathroom with roll top bath.

On the first floor - large principal bedroom with contemporary ensuite shower room and sliding doors leading to a secluded terrace; and large eaves storage room.





THE LOCAL AREA

Nestled in the rolling hills of the Scottish Borders, the village of Stow offers the perfect blend of a rural lifestyle combined with modern convenience. Steeped in history, with roots dating back to the 7th century, Stow has a strong sense of community and is ideal for those seeking a quieter pace of life without sacrificing accessibility.

Stow benefits from a direct rail link to Edinburgh, making it a popular choice for commuters and city-lovers alike. The Borders Railway provides regular and efficient service, placing Scotland's capital just under an hour away, while the A7 offers excellent road connections.

This delightful village boasts a range of local amenities, including a primary school, post office, village shop, and a friendly café, alongside scenic walking and cycling routes through the Gala Water valley and beyond. Galashiels, which can be reached in under 15 minutes, has a secondary school and many high street retailers including a Tesco and Asda.

EXTRAS

All blinds, curtains and light fittings are included in the sale price as are the cooker, fridge/freezer, dishwasher and washing machine in the kitchen.

Items of furniture may be available by separate negotiation.



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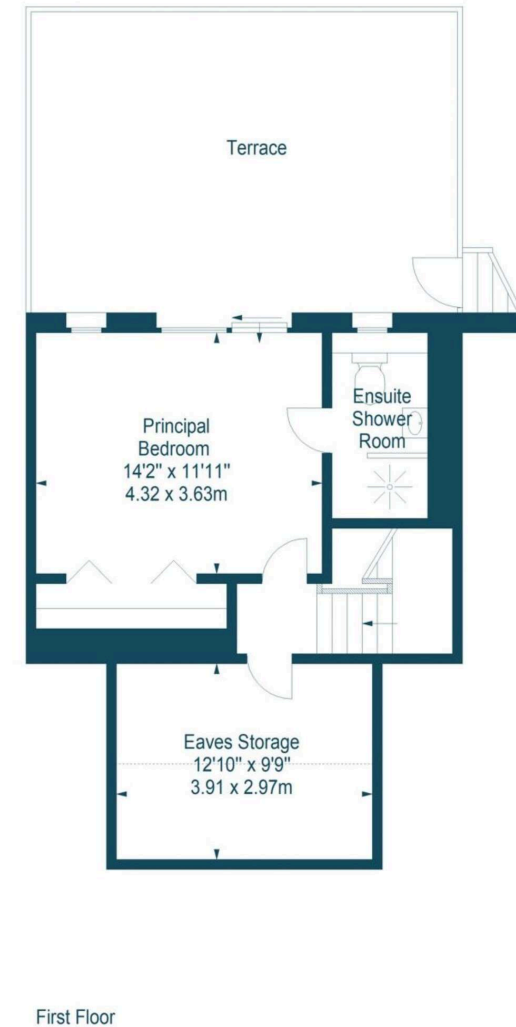
HOME REPORT VALUATION: £325,000



South Lodge,
Torsonce,
Stow,
Galashiels,
Scottish Borders, TD1 2SN



Approx. Gross Internal Area
1595 Sq Ft - 148.18 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.