



4 Cortleferry

Near Stow, Galashiels, TD1 2RY



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81sqm

EPC

F

AS Anderson
Strathern



4 Cortleferry is a two bedroom end terraced home located to the north of Stow in the Scottish Borders. The property requires some modernisation and redecoration but offers excellent potential in a rural setting with good road connections to Edinburgh (around 20 miles) and Galashiels (around 13 miles).

The entrance hallway has a good sized cloak cupboard and stairs to the upper level. On the ground floor there is a bright and airy living room with feature fireplace and press cupboard, kitchen with worktops, cupboards and space for appliances and bathroom with WC, wash hand basin and bath.

The first floor has two double bedrooms, one with integrated wardrobes and there are two good sized storage cupboards. The property also benefits from multi-fuel stove, double glazing, garden ground and unrestricted on-street parking.

Property features

- Multi-fuel stove
- Double glazing
- Garden grounds
- Requires modernisation and renovation
- On-street parking
- Good access links by road
- Excellent opportunity

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.



Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

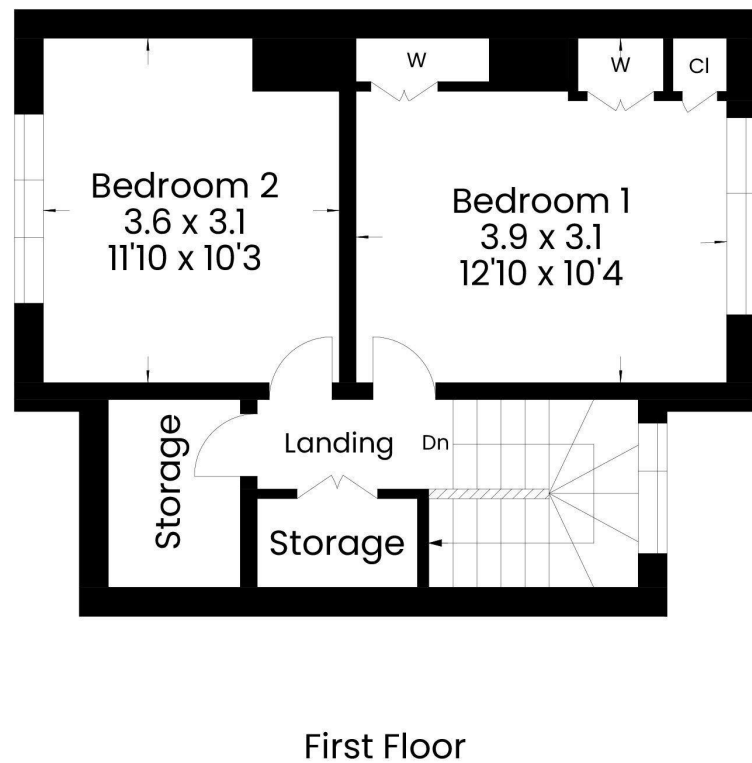
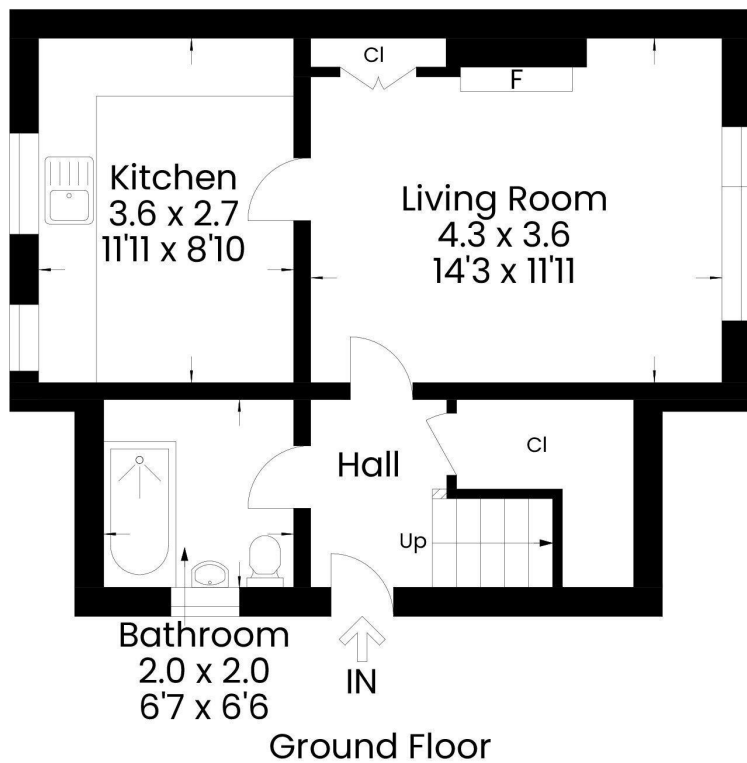
Haddington
14 Court St
EH41 3JA
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Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
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residential@andersonstrathern.co.uk



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) outside the entrance of the property.

There is a septic tank serving the 4 cottages and this is not registered with SEPA. The seller will not arrange for registration of same.

In relation to the water supply, the seller cannot give any warranty as to the purity or sufficiency of the supply. No previous tests nor documents regarding previous maintenance of the supply or filtration equipment are available and no further documents will be produced.

In relation to electricity supply, the seller cannot provide any information on the connection, supply or any metering arrangements to or for the properties.

Any prospective purchaser should satisfy themselves and their lender (if any) as to the position regarding the services. No warranties will be provided by the seller and the properties are sold as seen. The purchaser will require to liaise with relevant service providers in relation to the adequacy, condition and availability of all services.



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