



2 Cortleferry

Near Stow, Galashiels, TD1 2RY



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96sqm

EPC

E

AS Anderson
Strathern



2 Cortleferry is a mid terraced three bedroom home located north of Stow, in the Scottish Borders. The property offers good sized accommodation and will appeal to a range of buyers.

A welcoming entrance hallway offers access to the ground floor accommodation which includes the living room to front with feature fireplace, kitchen with range of units and space for appliances and the bathroom. The first floor accommodation offers three bedrooms, two with integrated wardrobes and a storage cupboard.

The property also benefits from oil fired central heating, double glazing and garden to front and rear. There is unrestricted on-street parking.

Property features

- Oil fired boiler
- Double glazing
- Garden to front and rear
- Good sized accommodation
- On-street parking
- Good access links by road
- Neutral decor throughout

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

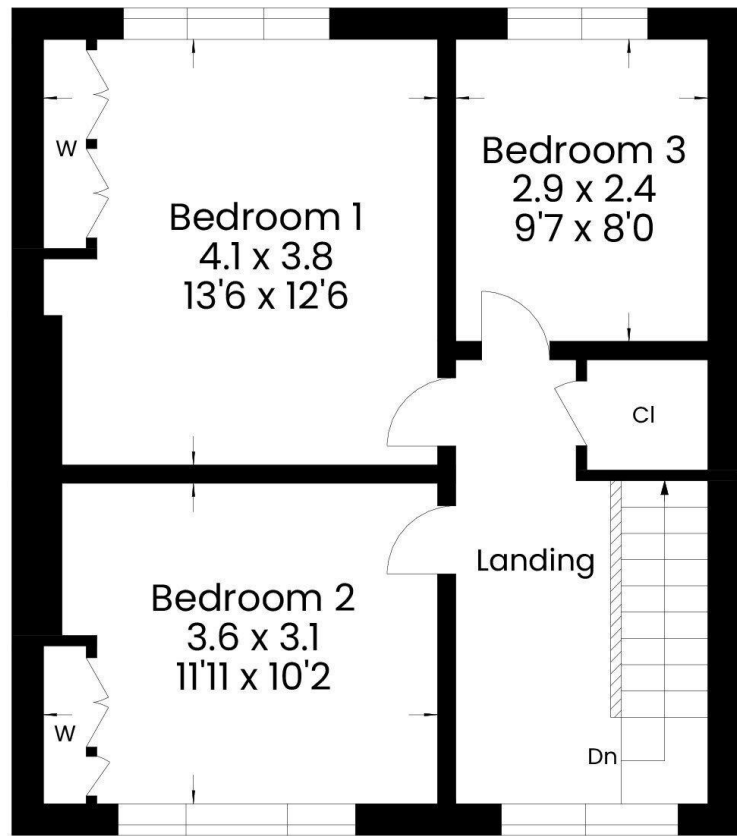
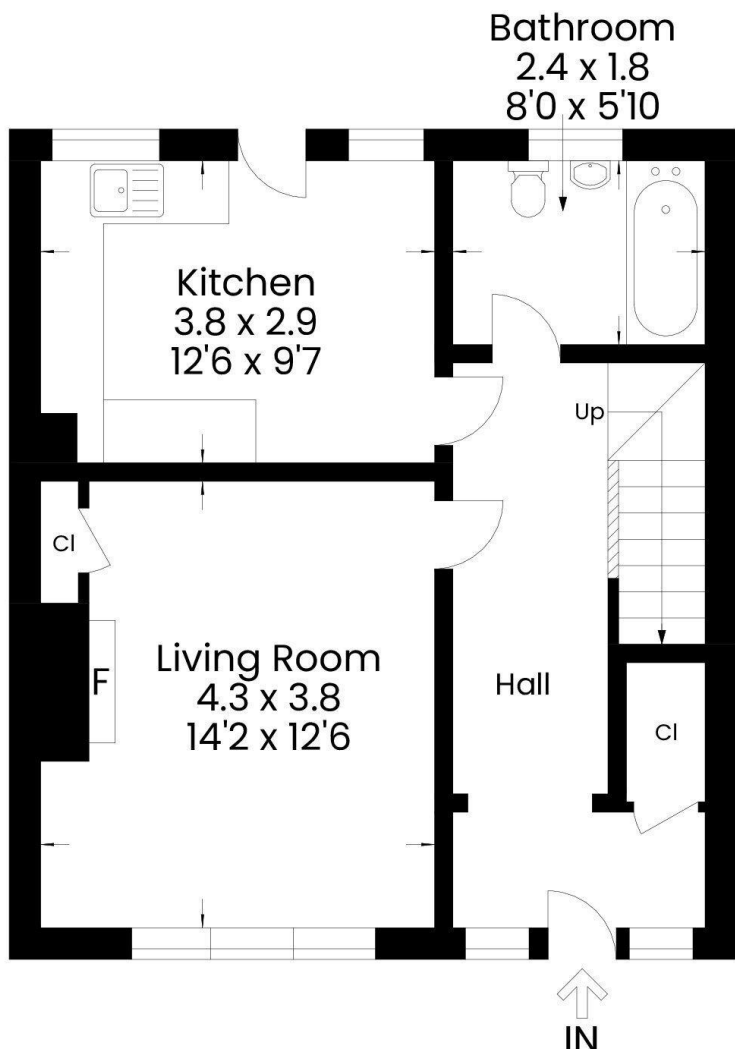
Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
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Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
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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.

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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