



BLACKWOOD & SMITH LLP

SOLICITORS & ESTATE AGENTS



ANVIL COTTAGE

229 GALASHIELS ROAD, STOW, SCOTTISH BORDERS TD1 2RE



2



2



1



EPC

F



WELCOME TO

ANVIL COTTAGE

Enjoying a peaceful village setting in the scenic Scottish Borders, served by convenient rail links to Edinburgh, Anvil Cottage is a charming two/three-bedroom detached residence occupying a corner plot with enclosed gardens, an outbuilding, and unrestricted street parking nearby, with the potential to create private off-street parking. Arranged over two floors, the generously proportioned interiors — including a substantial reception space totalling approximately 52 square metres — are rich in rustic country character, while also presenting excellent scope for upgrading and reconfiguration by the new owner.



THE HIGHLIGHTS

- Charming detached cottage in a village setting with rail links
- Entrance hall
- Sitting room/Bedroom 3 with open fire
- Sizeable multi-aspect living/dining room with log burner and garden access
- Bright breakfasting kitchen with log burner
- Two spacious double bedrooms (one with excellent fitted storage)
- Bright shower room
- Enclosed gardens with shed and large brick outbuilding
- Unrestricted street parking and potential for private parking
- Electric heating and full double glazing





TAKE A LOOK AROUND

An entrance hall provides access to a sitting room and the breakfasting kitchen, which in turn flows into the expansive main reception room. The carpeted sitting room (or third double bedroom) is centred around an open fire set within a period cast-iron surround, and benefits from built-in storage and recessed shelving.

Despite its impressive scale and excellent natural light, the principal living/dining room remains wonderfully warm and cosy, featuring a log burner, an ornamental fireplace, textured plaster walls, and exposed timber to the ceiling and floor. External doors provide access to both the front and side of the property.

The dual-aspect kitchen offers a defined breakfast area and has a traditional feel. Duck-egg blue cabinets are paired with white worktops, colourful square tiling, and timber-effect flooring, while an additional log burner within a natural stone surround creates a characterful focal point. Freestanding appliances include an electric cooker, washing machine, and dishwasher, with space for a tall fridge/freezer.

HEAD ON UP

Upstairs, a skylit landing leads to two carpeted double bedrooms, each extending the full depth of the property – one with wall-to-wall fitted wardrobes – and a bright shower room. The home is electrically heated and fully double glazed.

THE DETAILS

Extras: The sale includes all fitted flooring, window coverings, light fittings, and appliances.





bs

"...TWO CARPETED DOUBLE BEDROOMS, EACH EXTENDING THE FULL DEPTH OF THE PROPERTY..."





TOUR THE GROUNDS

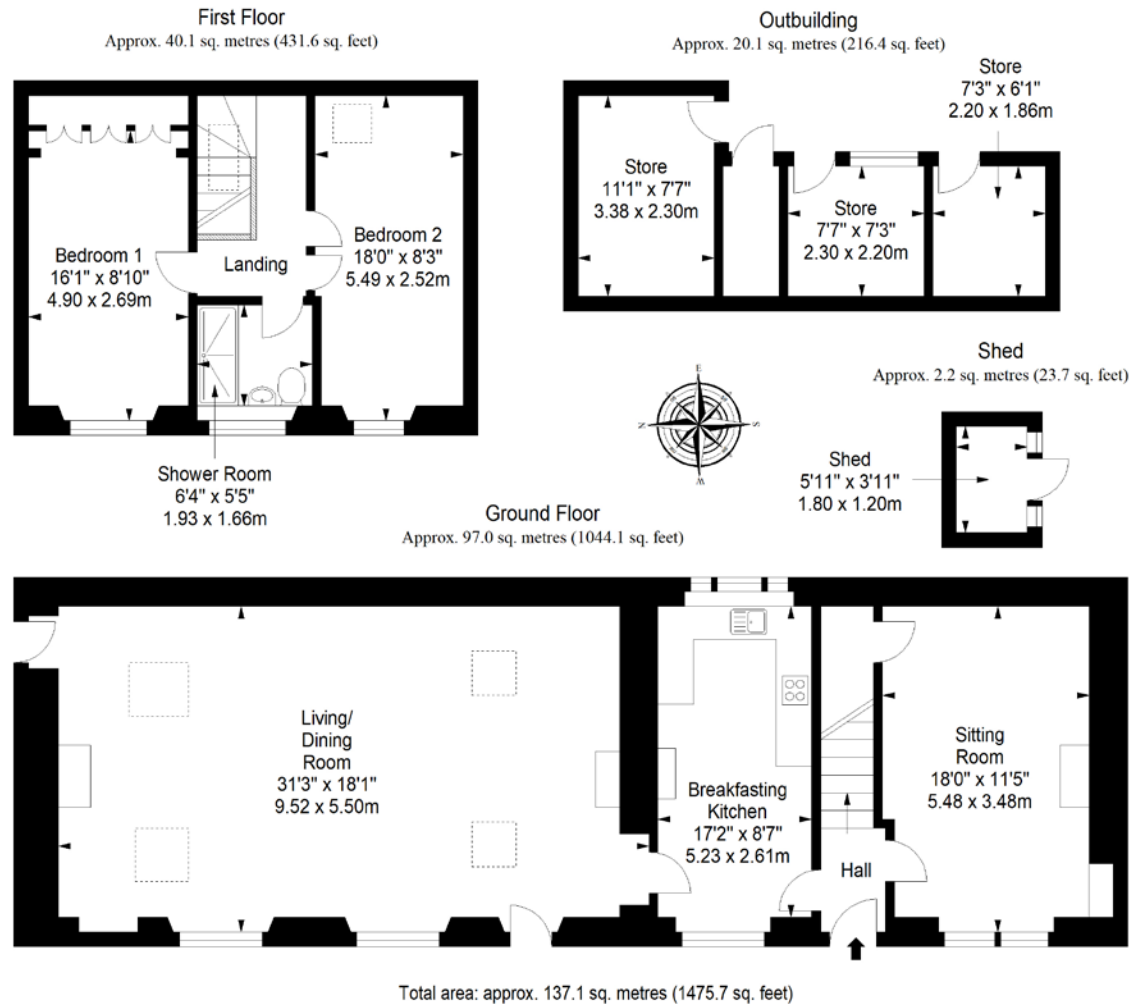
The mature front and side gardens are enclosed with gated access. They incorporate a shed and a large brick outbuilding comprising three stores, with scope for rewiring and the addition of power. Unrestricted parking is available on-street, with the potential to create private off-street parking.

TELL US ABOUT

STOW

Some seven miles north of Galashiels on the A7, the historic village of Stow promises an enticing escape to the country and is particularly convenient for commuters to Edinburgh, with its railway station providing swift links to the heart of the capital in just 45 minutes. Historic landmarks include The Old Kirk, which was built in 1400s on the site of a much older place of worship dating back to the 600s. Just opposite is Pack Bridge: the very first bridge across the Gala Water, built in 1659. For everyday essentials, the village boasts a shop and Post Office, a café and gallery and a health centre. The close community offers a fantastic range of clubs and associations to suit all ages, interests, and abilities. These include Stow Pipe Band, plus a bowling club with an adjacent park, football pitch and children's play area. Stow Town Hall also hosts a range of year-round events and activities, including fitness classes. More extensive retail and leisure facilities are available in nearby Galashiels, which is a short bus, train, or car journey away. Schooling is provided locally at Stow Primary School, followed by secondary education at Galashiels Academy, or alternatively Earlston High School. Galashiels is also home to the Scottish Borders Campus of both Borders College and Heriot-Watt University.

FLOORPLAN



Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

Whilst care has been taken to prepare this brochure the text, photographs and plans contained within are for guidance only and are not to be treated as representations of fact. The terms do not form part of any offer or contract. The measurements are taken at the widest points and are approximate, the floor plan may not be drawn to scale. None of the systems or appliances have been tested and no warranty is given as to their order or condition. Prospective purchasers are advised to make their own investigations prior to making any offer for the property. Blackwood & Smith will not be responsible for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS