



JAMES AGENT

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195 Galashiels Road, Stow TD1 2RE

Offers over £220,000



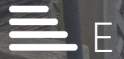
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Offers over £220,000

195 Galashiels Road Stow, TD1 2RE

- Three Bedroom Cottage
- Open - Plan Dining Kitchen
- Immaculately Presented
- Commutable to Edinburgh
- Beautiful Countryside Views
- Large Principal Bedroom with En-suite
- Modern Fixtures & Fittings
- Short Walk to Train Station
- Excellent Local Schooling
- Wood Burning Stove

We are delighted to bring to market this immaculately presented three-bedroom semi-detached property, situated within the highly sought-after residential village of Stow. This beautifully maintained home offers well-balanced accommodation throughout, featuring a bright and spacious open plan kitchen and dining room, a generous lounge ideal for relaxing and entertaining, and three well-proportioned bedrooms. The property further benefits from a particularly large principal bedroom complete with a modern en-suite, enhancing both comfort and convenience.

ACCOMODATION

- LOUNGE - KITCHEN/DINING - THREE BEDROOMS (ONE EN-SUITE) - FAMILY BATHROOM -



Internally

A welcoming entrance porch leads into a central hallway, setting the tone for this well-proportioned and thoughtfully arranged home. To the front of the property, the spacious lounge offers an ideal setting for both relaxing and entertaining, benefitting from generous proportions and an abundance of natural light.

Moving through the hallway, the dining room provides a perfect space for family meals and social gatherings, conveniently positioned adjacent to the kitchen. The kitchen itself is well laid out, featuring a comprehensive range of wall and base units along with integrated appliances, creating a practical and functional environment for everyday living.

The ground floor further accommodates two well-sized bedrooms, both offering comfortable living space and flexibility for use as guest rooms, home offices, or additional family accommodation. A family bathroom completes the ground floor, fitted with a three-piece suite and finished with tiled splashbacks.

Stairs rise from the hallway to the first floor, where the property continues to impress. The principal bedroom is particularly generous in size, featuring useful wardrobe space and a bright, airy feel. This room is further enhanced by a private en-suite shower room, fitted with a modern three-piece suite and sleek laminated splashbacks.

Kitchen

The kitchen is thoughtfully designed and fitted with an excellent range of wall and base units, offering ample storage and workspace. These are complemented by durable laminated worktops, providing both practicality and a clean, modern finish. A stainless steel sink with a contemporary mixer tap is neatly positioned within the layout, enhancing both functionality and style.

The kitchen further benefits from a comprehensive range of integrated appliances, including a washing machine, dishwasher, electric oven, and microwave, all seamlessly incorporated to maintain a streamlined appearance. An electric hob is set beneath an overhead extractor hood, ensuring efficient ventilation while cooking. Altogether, the space is well-equipped to meet the demands of modern living, combining convenience with a smart and cohesive design.





Bathroom Facility

The family bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and a panel-enclosed bath. The space is complemented by tiled splashbacks, providing both a practical and easy-to-maintain finish while enhancing the overall presentation.

To the first floor, the property further benefits from a well-appointed en-suite shower room. This is fitted with a modern three-piece suite, including a low-level WC, vanity wash hand basin with useful storage beneath, and a shower enclosure. Laminated splashbacks add a clean and contemporary touch, creating a functional and neatly presented space ideal for everyday use.

Externally

The rear garden is set on a generous plot and enjoys an elevated position, taking full advantage of the surrounding countryside views. Immediately to the rear of the property, there is a low-maintenance area laid with artificial lawn, providing a practical and usable outdoor space throughout the year. This is complemented by a paved patio section, ideal for outdoor seating and entertaining. Beyond the enclosed section, the garden extends up a sloping bank, creating a sense of space and further enhancing the property's position within its scenic setting. Overall, the outdoor space offers a great balance of functionality and outlook, ideal for those looking to enjoy both low-maintenance living and attractive views.

The garden is enclosed by timber fencing, offering a degree of privacy while still allowing for open outlooks across the neighbouring fields and rolling hills beyond. A garden shed provides useful external storage.

To the front there is an area of decking bound by timber fencing which provides the perfect seating area and space for entertaining guests.

Location

The village of Stow is nestled in the rolling Scottish Borders countryside just 25 miles south of Edinburgh via the A7 Trunk Road, and is within easy reach of many of the central Borders towns including Galashiels and Lauder. The village benefits from a vibrant community and plenty local amenities including its own railway station (between Tweedbank and Edinburgh), primary school, village shop (with post office), play park, multi-sports court, bowling club, health centre and town hall. The village has known to play host to a variety of family orientated events in recent years including the 'Stowed Out' music festival.

Galashiels (7 miles south) has a full range of amenities including large supermarkets, clothes shops, cafes, bars, restaurants, cinema and further educational facilities including the Galashiels Academy, Borders College and Heriot Watt University Campus. The Tweed Valley is also very close-by for world-class Mountain Biking. Other popular outdoor pursuits in the Borders area include hill walking, fishing, golf and rugby.

Fixtures & Fittings

Fitted floor coverings, curtain poles and integrated appliances are to be included within the sale.

Services

Mains services include water, electricity and drainage. There is also a LPG fired boiler

Council Tax

Council Tax Band C.

Viewings

Viewings are strictly by Appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

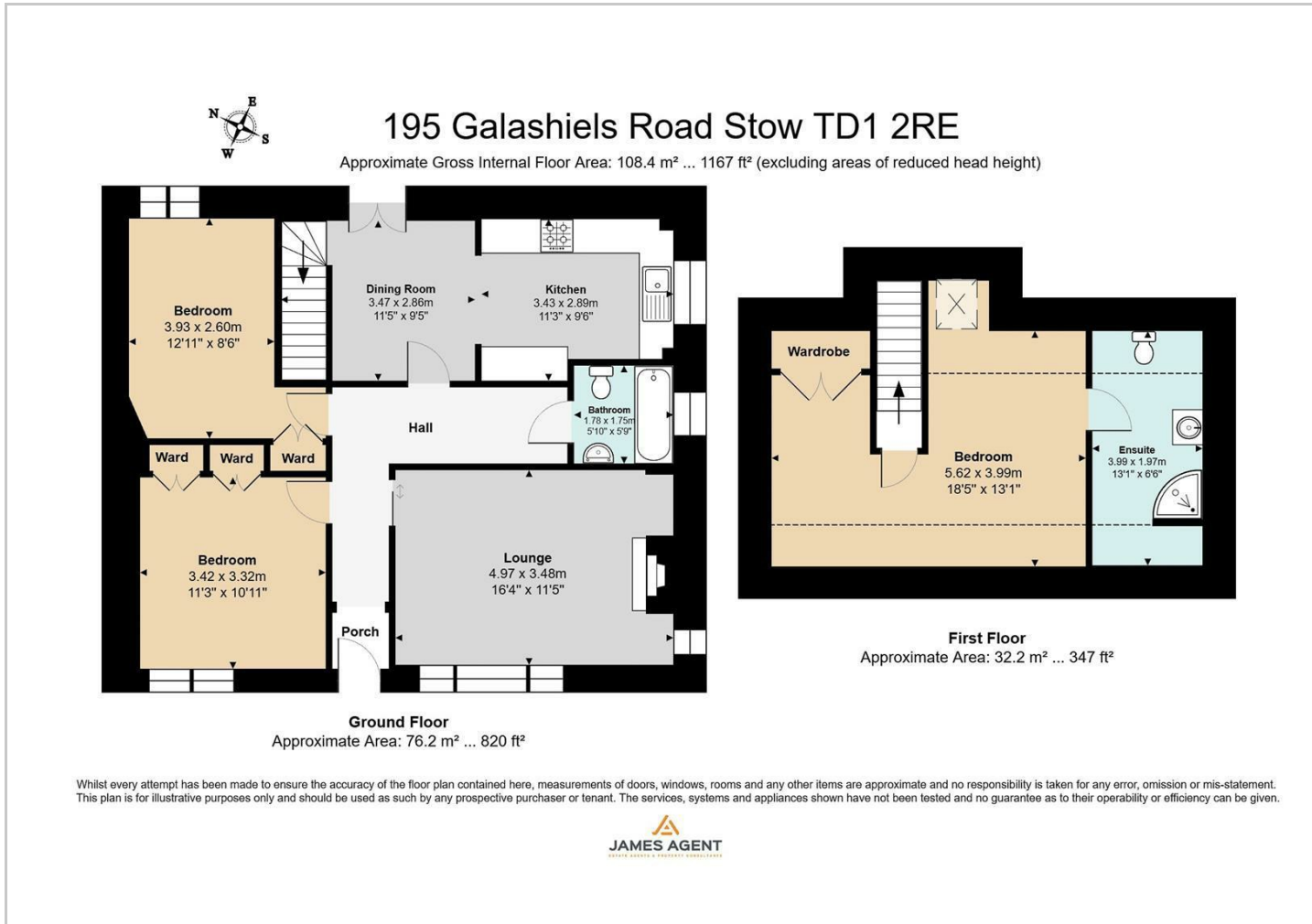
Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



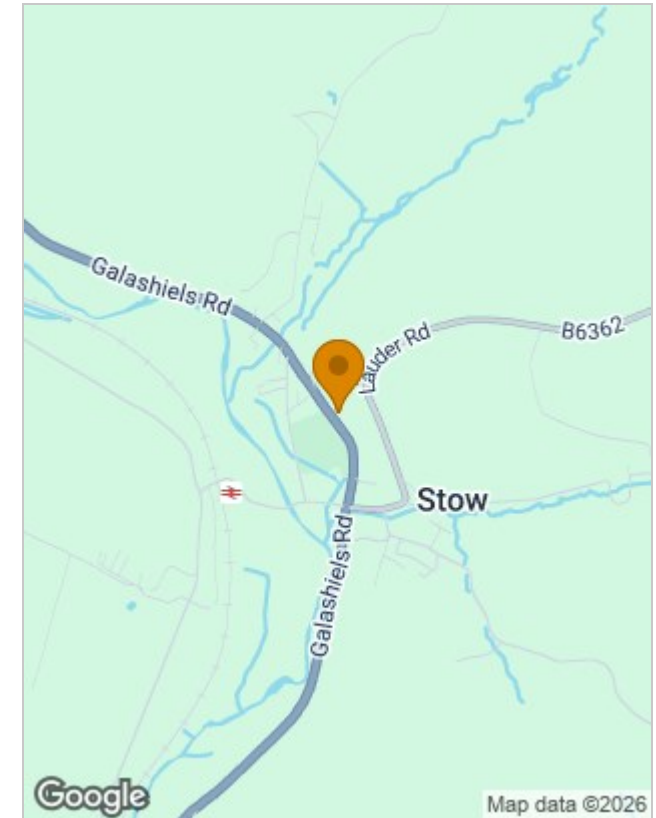
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

