



6 MILL ROAD GALASHIELS, TD1 2SD

OFFERS OVER £360,000

Stewart Balfour & Sutherland are delighted to present this spacious and versatile four-bedroom detached home, ideally positioned within the sought-after village of Stow. Offering generous accommodation, flexible living space and excellent connectivity, the property is perfectly designed for modern living whilst enjoying a peaceful village setting within easy reach of Edinburgh and surrounding towns.

Stewart Balfour & Sutherland
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6 MILL ROAD

- Four-bedroom detached home with flexible accommodation
- Spacious kitchen/breakfast room with adjoining sun room
- Principal bedroom with en-suite plus family bathroom
- Generous driveway and substantial garage
- Located close to local primary school and village amenities
- Excellent transport links to Edinburgh and Tweedbank



Enjoying a prime position within the sought-after village of Stow, this well-presented four-bedroom detached home offers generous accommodation, a flexible layout and a setting perfectly suited to modern family living.

The property delivers well-proportioned accommodation throughout, with a layout that balances practicality and comfort. A bright entrance hall leads through to the rear-facing living room, which provides a welcoming space to relax and benefits from excellent natural light. From here, doors open out onto steps, providing access to the exterior enjoying open views across the surrounding countryside. The fourth bedroom is currently utilised as a dining room, but can be readily reinstated as a bedroom if required, offering excellent flexibility for a range of uses including home working or additional living space.

To the rear, the kitchen/breakfast room offers ample space for both dining and everyday use, with a layout that works particularly well for family life. This leads directly into the sun room a bright, fully glazed space with a glass roof that allows natural light to pour in throughout the day. With open outlooks and direct access onto the decked terrace, it's a beautiful place to sit, dine or unwind while enjoying the surrounding scenery.

The bedroom accommodation is arranged to suit a range of needs, with four well-sized bedrooms providing flexibility for family life, guests or home working. The principal bedroom benefits from an en-suite, with the remaining bedrooms served by a family bathroom.

Externally, the property offers a generous driveway with ample off-street parking, along with a substantial garage providing additional storage or workspace.

The location is a key feature, with the property positioned within easy reach of the local primary school, making it particularly convenient for families. Stow also benefits from excellent transport links, including a nearby railway station with direct access to both Tweedbank and Edinburgh.

Directly opposite, a park with a football pitch enhances the open feel of the setting and provides immediate access to outdoor space, ideal for families or those looking to enjoy the greenery right on their doorstep.

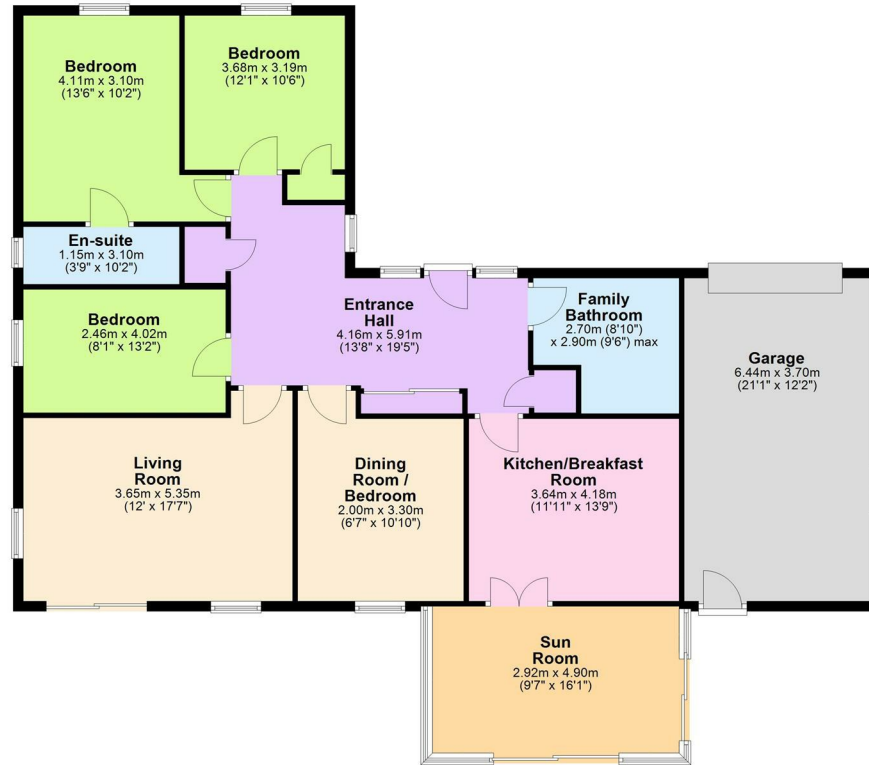
Offering space, flexibility and a strong village location, this is a well-balanced home that will suit a wide range of buyers. Early viewing is recommended.





Ground Floor

Approx. 156.6 sq. metres (1685.5 sq. feet)



Total area: approx. 156.6 sq. metres (1685.5 sq. feet)



NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not rely upon any statement, whether oral or written, made by the agents.

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