JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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15 Earlston Road, Stow, TD1 2RL

Guide price £230,000

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15 Earlston Road Stow, TD1 2RL

- End of Terrace
- Central Village Location
- Two Multi-Fuel Stoves
- Commutable to Edinburgh
- Two Bedrooms
- Train Station within Walking Distance
- Private & Communal Gardens
- Immaculately Presented Throughout

Located in the popular village of Stow, this charming two-bedroom property offers generously proportioned accommodation over two levels, making it an ideal purchase for first-time buyers, couples or those seeking a home in a peaceful village setting. The property benefits from a spacious kitchen with traditional features, a comfortable lounge, two well-proportioned double bedrooms and a family bathroom. Externally, there is an area of private and communal gardens to the rear, along with a large private outside store providing useful additional storage. Stow offers a welcoming village community with local amenities and a railway station providing convenient transport links to Edinburgh and Galashiels.

ACCOMMODATION

- KITCHEN - LOUNGE - TWO BEDROOMS - FAMILY BATHROOM -





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Internally
The property offers well-proportioned accommodation over two levels, with a practical layout throughout. Entry is via the front door into the kitchen, which provides a generous space with a useful larder cupboard and access to the staircase leading to the first floor. The lounge is located off the kitchen and offers a comfortable space for relaxing.

On the first floor, the landing provides access to two generously sized double bedrooms, one of which benefits from built-in wardrobe storage. Completing the accommodation is the family bathroom, fitted with a three-piece suite.

Kitchen
The generously proportioned kitchen is fitted with a range of cream shaker-style wall and base units, complemented by a combination of wooden and dark worktops, incorporating a stainless steel sink with mixer tap. Appliances include a freestanding range-style cooker with extractor hood above, with additional space for a washing machine. The kitchen retains plenty of character with its exposed stone walls, open shelving and recessed ceiling spotlights. A central breakfast bar provides a useful area for informal dining, while a spacious larder cupboard offers excellent additional storage.

Bathroom
The family bathroom is located on the first floor and is fitted with a three-piece suite comprising WC, pedestal wash hand basin and bath with overhead mixer shower and shower curtain.



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.

Externally
To the rear of the property, there is an area of private and communal garden which is primarily laid to lawn, providing a pleasant outdoor space for residents to enjoy. The garden offers a generous area of greenery with space for outdoor seating and relaxation during the warmer months. There is also a large private outside store located within the communal garden, providing excellent additional storage space for outdoor equipment and other household items.

Fixtures & Fittings
Fitted flooring, blinds and integrated appliances are to be included within the sale.

Services
Mains services include Water, Electricity and Drainage. The property is heated by an oil fired boiler.

Council Tax
Council Tax Band B.

Viewings
Viewings are strictly by appointment via James Agent.

Home Report
A copy of the Home Report can be downloaded via 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 at any time.





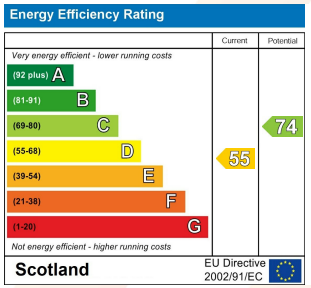
Floor Plans

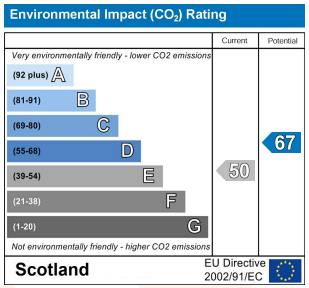


Location Map



Energy Performance Graph





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.