



25 Wedale View, Galashiels, TD1 2SJ

Guide price £450,000





25 Wedale View,^{Galashiels, TD1 2SJ}

- Detached Executive Family Home
- Family Bathroom
- Large Private Gardens
- Sought After Location
- Close to Train Station
- 4 Double Bedrooms (Principal En-suite)
- Ground Floor WC
- Double Garage and Driveway
- Beautiful Countryside Views
- Commutable to Edinburgh

Nestled in the serene rural landscape of Stow, this beautiful family home offers a blend of modern living with traditional features. Boasting over 2000ft² of living space, with 4 double bedrooms and 3 reception rooms this property epitomises modern comfort and style.

From its traditional design to its beautiful surroundings, 25 Wedale View is a testament to modern living in a semi-rural location.

ACCOMMODATION

- ENTRANCE HALLWAY - FAMILY DINING KITCHEN - UTILITY ROOM - WC - DOUBLE GARAGE
- LOUNGE - DINING ROOM - SITTING ROOM - LANDING - FOUR DOUBLE BEDROOMS
(PRINCIPAL WITH EN-SUITE SHOWER ROOM) - FAMILY BATHROOM



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Internally

The property is entered via a uPVC front door in to bright and spacious entrance hall. With the slightly sloping site the property is positioned on the accommodation is split over 4 levels adding further character to the property. The main entrance hall allows access to the well equipped dining kitchen and separate utility room as well as the ground floor WC and double garage. A small staircase leads down to the well proportioned lounge, dining room and sitting room. Each has a combination of large windows and French doors which floods the rooms with an abundance of light throughout and also gives direct access out to the rear garden.

A lovely winding staircase leads back up from the lower level all the way to the first floor where you will find 3 good sized double bedrooms with built in wardrobes or cupboard space. The principal bedroom has an ensuite shower room and to the end of the hall is the modern family bathroom. A further small staircase takes you up to the large 4th double bedroom above the garage complete with built in wardrobe,combe ceilings and French doors out on to a balcony which completes the accommodation.

Kitchen

The immaculately presented well equipped kitchen diner has a good range of shaker style base and wall units. These are overlaid with walnut wooden worktops inset with a composite single sink and mixer tap. It comes complete with an integrated double oven and 4 ring gas burner, dishwasher and fridge freezer. There is also a handy freestanding island. Tiled splashbacks and wooden style flooring complete the look.



Bathrooms

The generous modern family bathroom benefits from a 4 piece suite including WC, pedestal wash basin, bath and large shower cubicle with mixer shower. Tiled splashbacks and wooden flooring complete the look.

The ensuite shower room benefits from a modern 3 piece suite with WC, pedestal hand wash basin and large shower cubicle with mixer shower.

The property also benefits from a handy ground floor WC with pedestal hand wash basin.

Externally

The property benefits from an easily maintained, mature garden, primarily laid to lawn with a spacious patio and decking area, paved paths, established shrubs and raised beds, ideal for relaxing and entertaining. To the front of the property has a small lawn area and mono-block driveway with parking for 2 vehicles with access to the double garage.

Garage

There is a large integral double garage (5.81m x 5.63m) which benefits from mains power and lighting.

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.

Council Tax

Council Tax Band G.

Fixtures & Fittings

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

Viewings

Viewings are strictly by appointment only through James Agent.

Home Report

A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk.

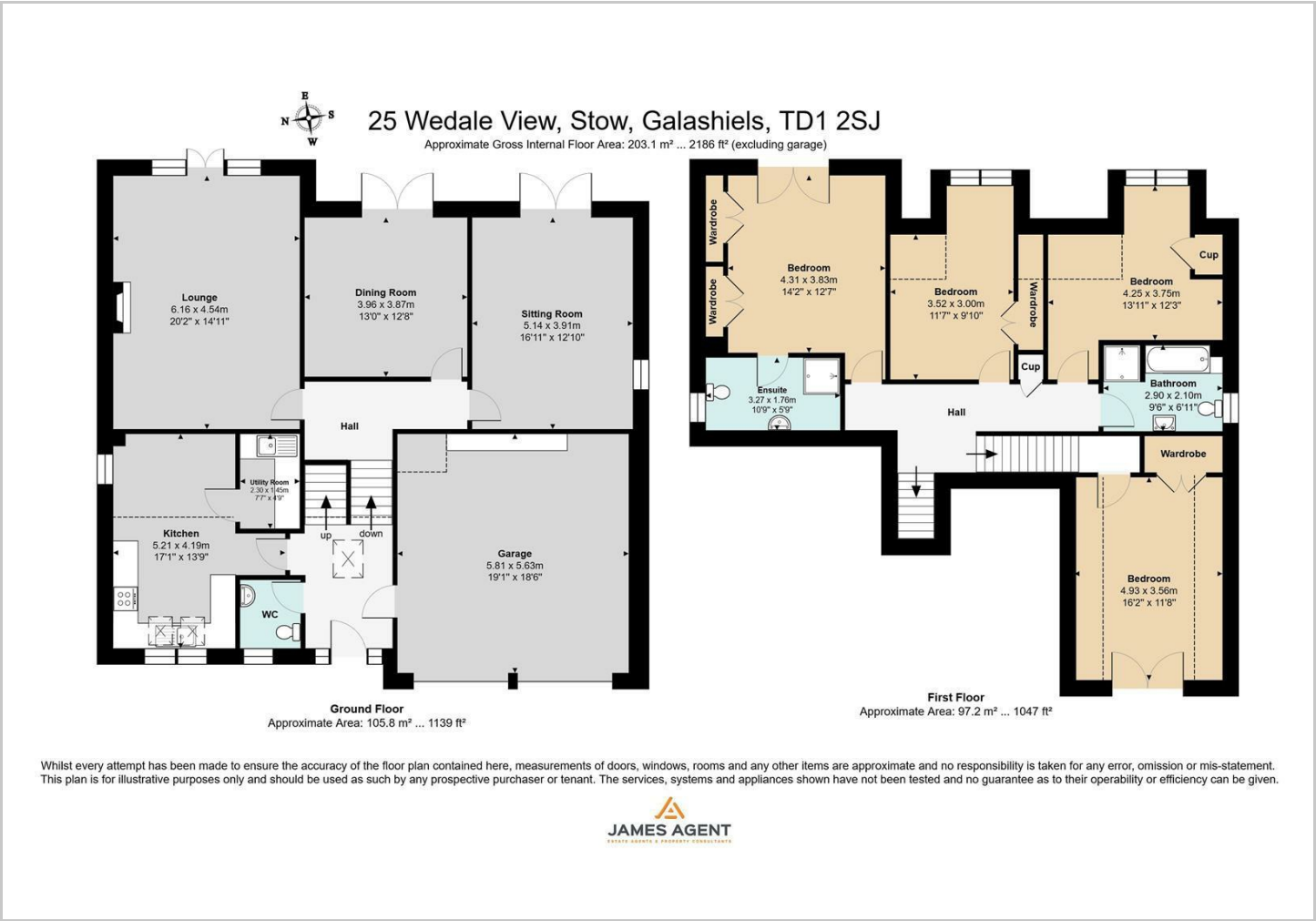
Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





Floor Plans

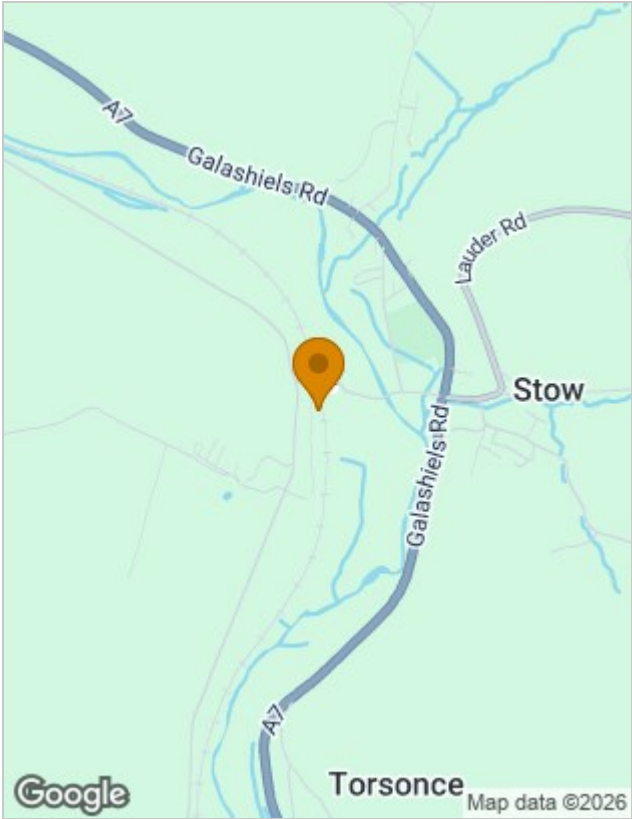


Viewing

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.

Location Map



Energy Performance Graph

