





Glencairn is an immaculately presented and spacious five-bedroom detached house situated in the popular Borders village of Stow. Within walking distance of the Borders Railway station, which runs to Edinburgh in around 45 minutes, there are amenities in the village which include a village shop with post office, a coffee shop, a primary school, a health centre and access to the open countryside on the doorstep.

Set in a generous plot, with excellent attention to detail inside and out, this architecturally designed, custom-built, period-style family home includes a wired-in music system, cornicing, high ceilings and bay windows. A particular feature of this property is the detached garage with separate access to the rear to a self-contained studio that includes a shower room and open plan space on the first floor which is ideal for working from home or use as annexed accommodation.

Internally, the flexible living space, within the house, lies over three levels and comprises five bedrooms, two ensuite shower rooms, a family bathroom, a library area on the first floor landing, a sitting room, an open plan breakfasting kitchen with dining and family area, a playroom/dining room, a study, a laundry room, a utility room and a downstairs wc. Of note is the small spiral staircase which provides access to the large attic on the second floor which makes a fabulous games room or work/hobby space. With gas central heating, double glazing and excellent storage throughout it provides versatile family living in a strong location.

Externally, the property has a gated entrance and driveway leading past the charming front garden with lawn, small trees and paved pathway leading to the front door, with an established laurel hedge lining the drive. To the rear is an extensive area of lawn with attractive borders containing plants and shrubs. There is also a large L-shaped wrap around patio area which can be accessed from the kitchen area, the dining room and utility room providing a superb space for more informal entertaining.

With plentiful private driveway parking to the front of the detached double garage, with the self-contained studio, this property provides the most stunning family home with excellent living space, inside and out.

Edinburgh and most Border towns are also readily available from this highly accessible location with the A7 running through Stow providing links to Edinburgh in the North and Carlisle in the South.

Galashiels 7.5 miles. Edinburgh 26 miles. Melrose 12 miles. Lauder 5.5 miles.

(All mileage is approximate)

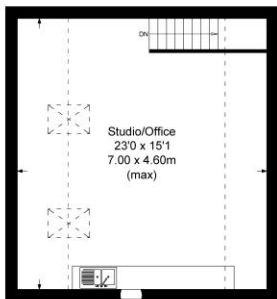
Location:

Glencairn is situated in the heart of the desirable village of Stow, which has a village shop with a post office, a coffee shop, an independent book shop (which also runs a further bookshop in Melrose), a cycle hub which is attached to the Station House, a play park, a football field, a pump track and a health centre. As well as being a sociable village with a range of activities at various times of year, including Stow Sports Week, there is a very active pre-school, an excellent primary school, plus the railway station with parking.

The principal Borders town of Galashiels only seven and a half miles away, with a population of 12,000, offers a fuller range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Local tourist attractions include The Great Tapestry of Scotland, Old Gala House and Abbotsford House, the former home of Sir Walter Scott, with its award-winning visitor centre as well as many other attractions in nearby Melrose and other Border towns. Among the independent shops in Galashiels there is also a cinema, a health centre, a swimming pool, gym, dentists, orthodontist and a Transport Interchange built primarily around the train station in conjunction with the Borders Railway which is a particular bonus. Local sports teams include Gala RFC, Gala Fairydean FC, and Gala CC and local festivals include the historic Common Ridings held in the summer which is of particular note amongst neighbouring towns and villages.

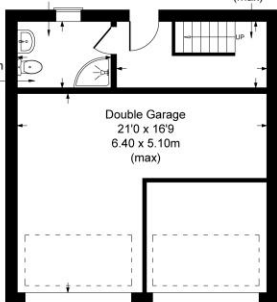
There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf at Galashiels and Lauder, lawn bowling, cycling, mountain biking, and a selection of walks including the Southern Upland Way. Primary schooling is available in Stow with secondary schooling at the newly built Galashiels Academy, for which there is a school bus service. The well-known St. Mary's Prep School is located in Melrose, to the South, along with a further selection of public schools in or around Edinburgh to the North, accessible by car or train, with Loretto School operating a bus service through Stow to their school in Musselburgh. The Borders General Hospital, the largest hospital in the Scottish Borders is only twelve miles away on the fringes of Melrose. Stow sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with the aforementioned station in the town. There is also a busy bus service which runs from the Interchange, beside the railway station in Galashiels with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns. Edinburgh International airport – offers an excellent choice of destinations and is 32 miles away.

Glencairn, Galashiels Road Stow, Galashiels TD1 2RE

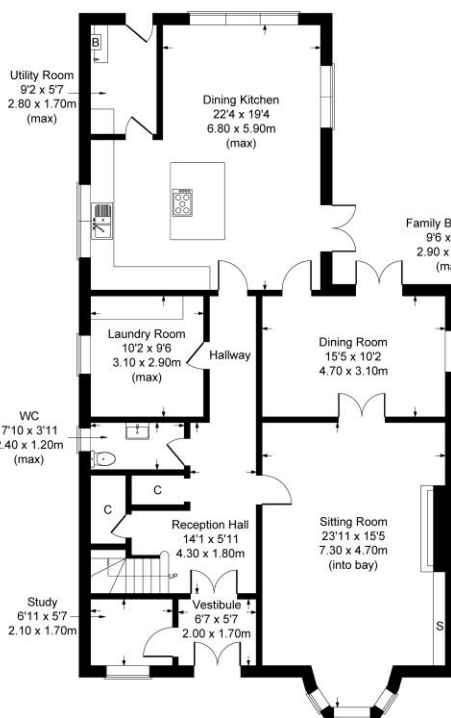


GARAGE FIRST FLOOR

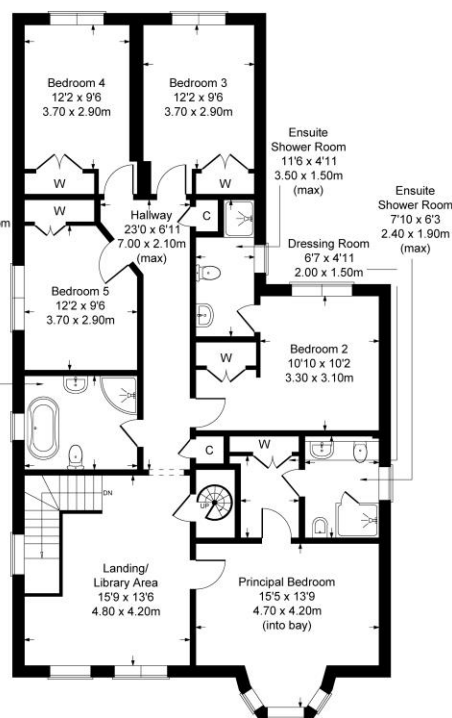
Hall
11'6 x 5'7
3.50 x 1.70m
(max)



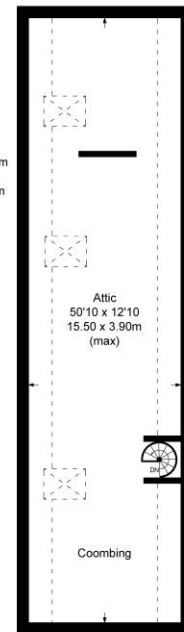
GARAGE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR (ATTIC)





Directions:

For those with satellite navigation the postcode for the property is: TD1 2RE
Coming from Edinburgh take the A7 South signposted Carlisle and Galashiels. Continue South on the A7, passing Heriot, on your right. Approximately nine miles after the turning for Heriot, you will enter the northern side of Stow. Continue into Stow and through the village and on passing the park on your right, but before the crossroads, you will see an opening on the left-hand side which is the start of the driveway for Glencairn. Take the right entrance and proceed up the drive.

Coming from Galashiels take the A7 to Stow and turn right about fifty yards after the crossroads into the start of the driveway for Glencairn and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, gas fired central heating (LPG), mains drainage, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: S

EPC Rating:

Current EPC: D64

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



Macpherson Property
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk
Web: www.macphersonproperty.co.uk