

Mhor House

Manor Park, Stow, TD1 2RD

4 Bed Detached House

For Sale • Offers Over £510,000

Edwin
Thompson





BRIEF RESUME

- 360 Wrap Around Garden
- 4 Spacious Bedrooms
- 1 Bathroom, 1 WC & En-suite
- Cabin House
- Large Drive Way
- Bar and Sun Room

LOCATION

The property is located within the popular Manor Park development in the village of Stow, offering a well connected Borders setting with a strong community feel. The village provides local amenities and benefits from a railway station on the Borders line, with regular services to Edinburgh, making it ideal for commuters.

Manor Park is a modern rural development, particularly popular with families and professionals. Edinburgh and the wider Central Belt remain easily accessible.

DESCRIPTION

This impressive four bedroom family home offers generous and flexible accommodation, thoughtfully designed for both everyday living and entertaining.

The ground floor features a spacious living room, a separate sitting room and a well proportioned dining room, providing excellent versatility for family life. The kitchen is well equipped and complemented by a separate utility room for added practicality. A bright sun room overlooks the garden, creating a relaxing space to enjoy the outlook throughout the year, while the addition of a bar area makes the home particularly well suited to hosting and social gatherings.

Externally, the property truly excels. The wrap around, fully enclosed garden offers a high degree of privacy and is ideal for children and pets. Features include a waterfall, external power points throughout the garden and a large decking area, perfect for outdoor entertaining. A detached cabin house provides further flexible space, suitable for a home office, studio, or hobby room.

ACCOMMODATION

The accommodation currently comprises:

Ground Floor: Entrance hall, Livingroom, Sitting Room, Dining Room, Sun Room, Kitchen, Utility, Bar and WC.

First Floor: 4 Bedrooms, Family Bathroom, En-suite and Dressing room

Externally: Private Driveway, 360 Wraparound Garden, Cabin House and Decked area

AREAS

The property has been measured to the following

Description	sq m	sq ft
Mhor House	232.5	2,502.3

E & o e please note that these measurements have been taken using a laser measure.





SERVICES

Mains electricity and water are understood to be connected. The main heating system is oil fired central heating. The property benefits from double glazing throughout.

COUNCIL TAX

Council Tax Band G. This information has been taken from the Scottish Assessors website and should be confirmed by your legal advisor.

EPC

EPC rating: C

WHAT3WORDS

///switched.womanly.scratches

TENURE

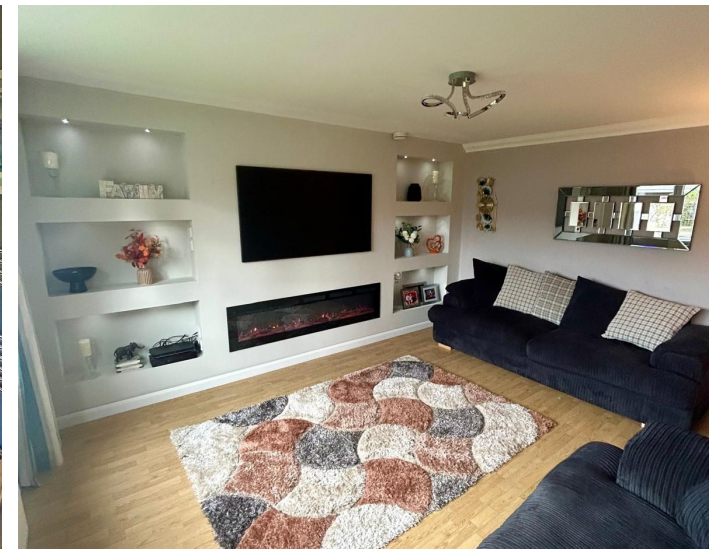
Freehold

BROADBAND

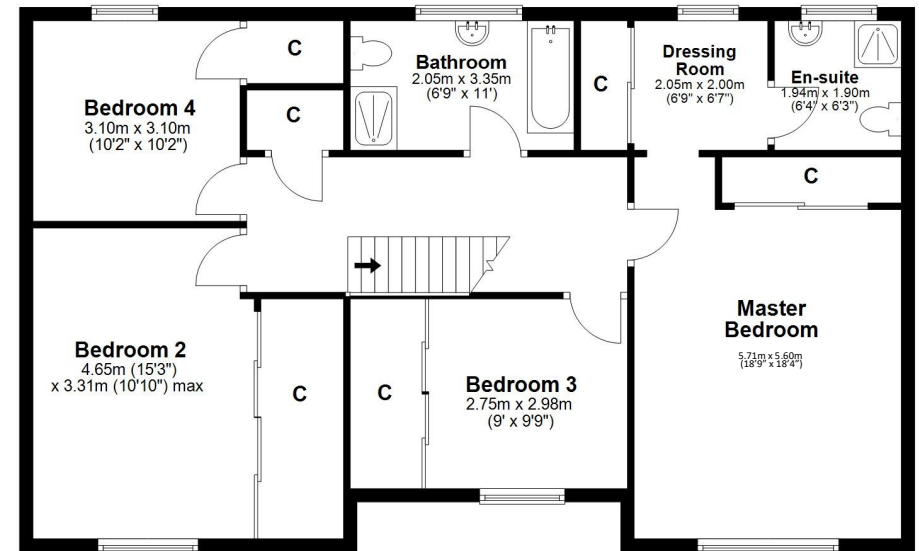
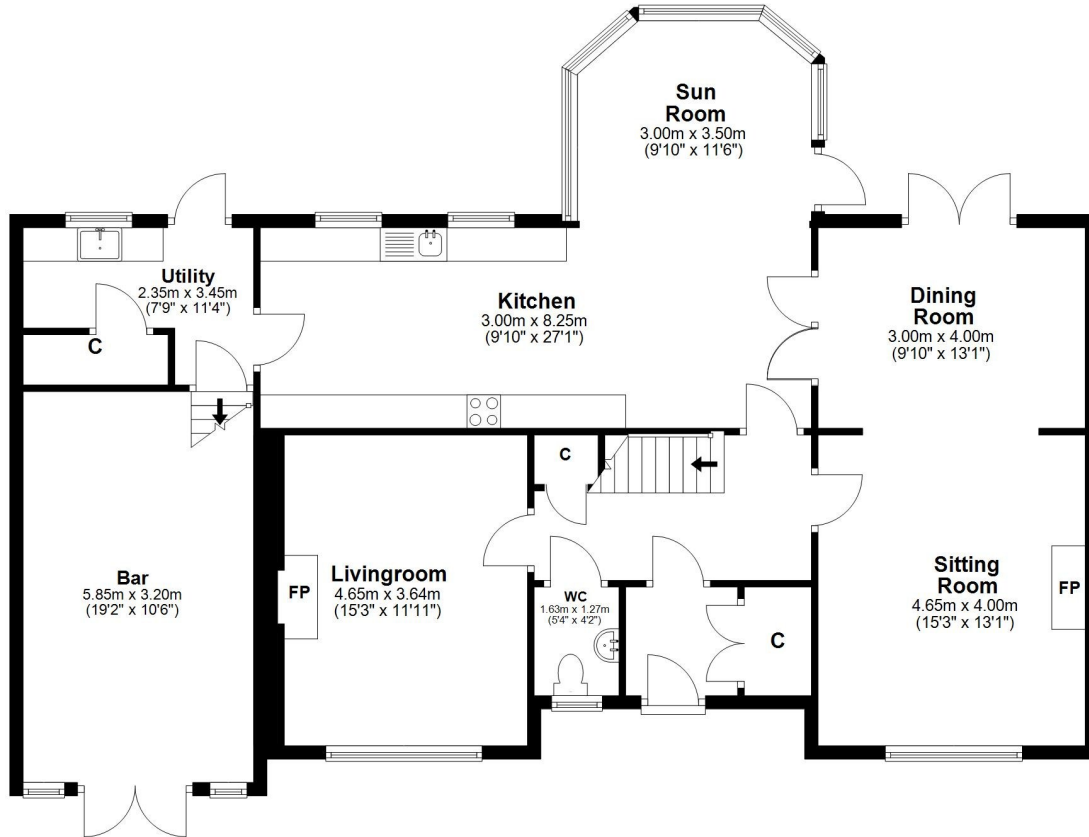
Ofcom states the house has access to ultrafast broadband services, with maximum download speeds of 1,800 Mbps and upload speeds of 220 Mbps. We advise you check the broadband with your supplier.

FLOODING

This information gives the likelihood of river flooding within a 25 meters radius of this location. There is no specific likelihood of river flooding identified for this area but there could still be localised effects from flooding in some places.









VIEWING

By appointment with the sole agents.
Please contact the office for further details.

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP
Tel: 01896 751300
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