



Crossswinds is an immaculately presented three-bedroom detached Dorrnan bungalow, situated in the popular Borders village of Stow, with charming views up the valley. Situated on a generous plot, with private parking, plus extensive garden ground there is opportunity to extend the existing footprint, subject to the necessary permissions.

A short distance to the Borders Railway that runs to Edinburgh in around forty minutes, Stow primary school is also nearby, along with a village shop with post office, coffee shop and bookshop.

Internally, the spacious and stylishly presented accommodation lies across one level and comprises two main bedrooms, a shower room, a sitting room, bedroom three/dining room, and a kitchen. With built-in storage throughout, including a utility area, along with an additional space off the inner hall which offers a number of uses, the property is double glazed and benefits from double glazing.

Externally, the property benefits from shared access off Earlston Road, leading to a driveway with plentiful private parking and a small timber-built garage. The large garden with lawn to the front and summer house, plus garden ground to the back and side with a network of paved paths offers areas to sit out and enjoy more informal entertaining. With two garden sheds there is also a lean-to greenhouse offering extra external storage.

Edinburgh and most Border towns are readily available from this highly accessible location via the A7 which runs through Stow, as well as the aforementioned railway.

Galashiels 7.5 miles. Edinburgh 26 miles. Melrose 12 miles. Lauder 5.5 miles
(All mileage is approximate)

Location:

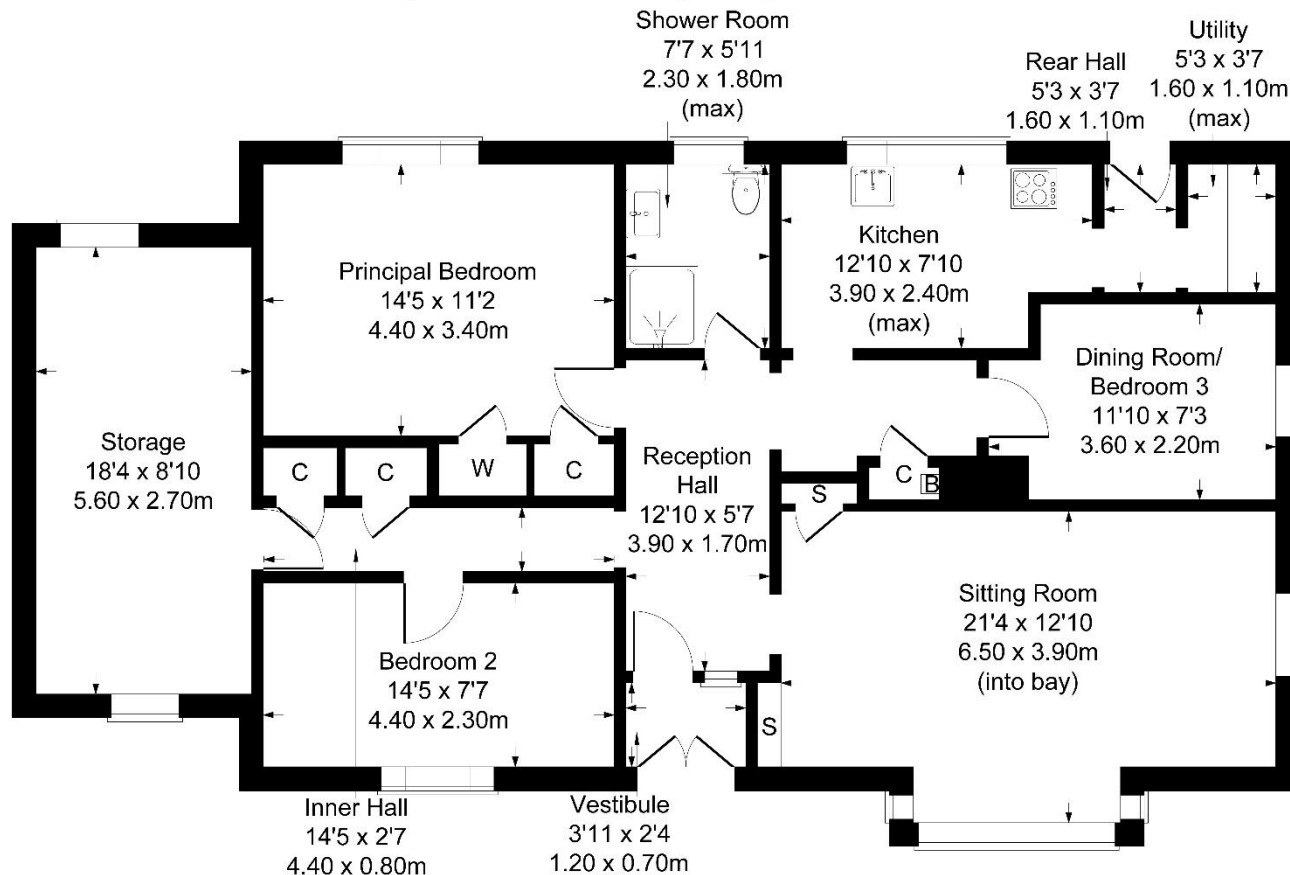
Crossswinds is situated on the eastern edge of the village of Stow, which has a village shop with a post office, a coffee shop, book shop and a health centre. As well as being a sociable village with a range of activities, there is a very active pre-school, an excellent primary school, and a local church plus the railway station with parking, bar and bistro.

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, mountain biking, and a selection of walks including the Southern Upland Way. Primary schooling is available in Stow with secondary schooling at 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. The Borders General Hospital, the largest hospital in the Scottish Borders is only twelve or so 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.



Crosswinds, 34 Earlston Road, Stow, Galashiels TD1 2QT



FOR ILLUSTRATIVE PURPOSES ONLY

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Directions:

For those with satellite navigation the postcode for the property is: TD1 2QT
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 take the first left turn after the pedestrian lights onto Townfoot. Proceed forward taking the next right-hand turn onto Earlston Road and follow the road up the hill bearing round to the left. Immediately after bearing left, you will see a set of timber gates on your right-hand side with the Number 34 on them. Go through this gate and follow the shared access round and you will reach the driveway opening for Crosswinds. Coming from Galashiels take the A7 to Stow, and turn right immediately before the pedestrian lights, 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, mains drainage, gas central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: B

EPC Rating:

Current EPC: F38

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.



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