



# 3 Cortleferry

Near Stow, Galashiels, TD1 2RY



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91sqm

EPC

E

**AS** Anderson  
Strathern



Spacious mid terraced home located to the north of Stow in the Scottish Borders with good access connections to Edinburgh and Galashiels.

The property would now benefit from renovation and redecoration but offers good sized accommodation in a rural setting. The entrance vestibule with cloak cupboard leads to inner hallway with access to the living room, kitchen and bathroom. Three bedrooms are located on the first floor, two with integrated wardrobes and there is also a useful cupboard on the upper level.

In addition, the property benefits from gardens to front and rear, unrestricted on-street parking, multi-fuel stove and double glazing.

This will make an excellent opportunity for an exciting project.

### Property features

- Good sized accommodation
- Renovation opportunity
- Rural location
- Mid terraced home
- Garden to front and rear
- Multi-fuel stove
- Double glazing
- On-street parking

#### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



**Edinburgh**  
58 Morrison St  
EH3 8BP  
0131 270 7777

**Glasgow**  
50 George Sq  
G2 1EH  
0141 242 6060

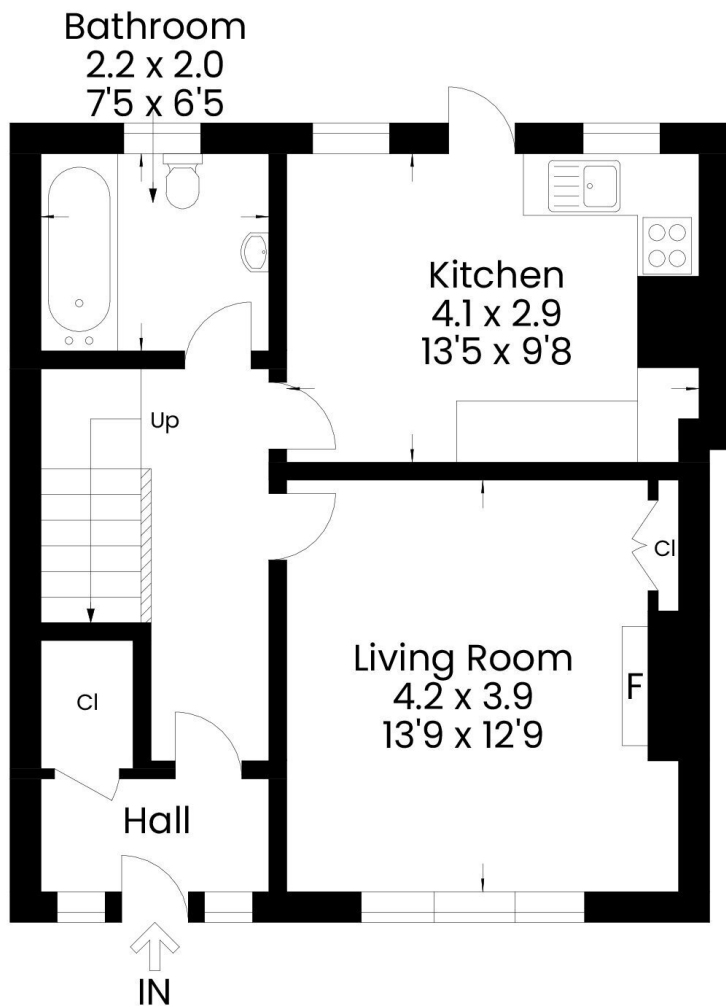
**Haddington**  
14 Court St  
EH41 3JA  
01620 824 016

**Lerwick**  
Nordhus,  
Business Park  
ZE1 0LZ  
01595 695 262

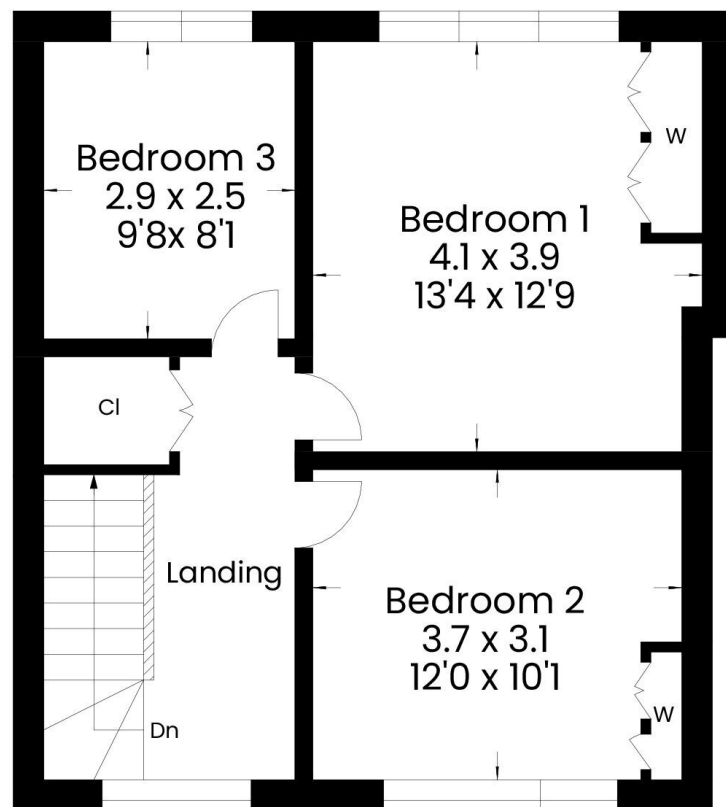
**Kirkwall**  
N8 Laing  
Street  
KW15 1NW  
07484 906800



residential@andersonstrathern.co.uk



Ground Floor



First Floor

### Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is strictly sold as seen.

This property will be sold with additional land for off-street parking (subject to planning permission) at the end of the site.

There is a septic tank serving the 4 cottages and this is not registered with SEPA. The seller will not arrange for registration of same.

In relation to the water supply, the seller cannot give any warranty as to the purity or sufficiency of the supply. No previous tests nor documents regarding previous maintenance of the supply or filtration equipment are available and no further documents will be produced.

In relation to electricity supply, the seller cannot provide any information on the connection, supply or any metering arrangements to or for the properties.

Any prospective purchaser should satisfy themselves and their lender (if any) as to the position regarding the services. No warranties will be provided by the seller and the properties are sold as seen. The purchaser will require to liaise with relevant service providers in relation to the adequacy, condition and availability of all services.



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