



2 Manorpark, Stow, TD1 2RD

Guide price £330,000





2 Manorpark Stow, TD1 2RD

- 3 Bedroom Bungalow
- Short Walk to Train Station
- Quiet Village Location
- Driveway & Garage
- Commutable to Edinburgh
- Excellent Local Schooling

*** CLOSING DATE SET - FRIDAY 5TH SEPTEMBER 1200 NOON ***

We are delighted to offer this detached bungalow nestled within the much sought-after village of Stow. The bungalow is set within a quiet cul de sac with an attractive outlook over the play fields behind.

While in need of a degree of cosmetic upgrading, this property provides a fantastic opportunity to create a wonderful home in a rarely available location.

ACCOMMODATION

- ENTRANCE HALL - SITTING ROOM - DINING ROOM - KITCHEN - UTILITY - WC - 3 DOUBLE BEDROOMS (1 ENSUITE) - SHOWER ROOM -



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Internally

2 Manorpark offers bright, spacious accommodation all-on-one-level. The property is entered via a porch and into the spacious hall which provides access to the kitchen, sitting room with dining room beyond it, and shower room. The kitchen also benefits from a handy adjoining utility room and wc. Accessed via a secondary hall are three double bedrooms with built-in wardrobes. The principal bedroom boasts an ensuite bathroom, while the other two are served by the family shower room.

Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with stone-effect worktops incorporating a 1.5 bowl stainless steel sink with mixer tap. Integrated appliances include an electric double oven and electric hob, with space for a freestanding fridge. The adjoining utility room also has a stainless steel sink and space for a freestanding washing machine.

Bathrooms

The ensuite bathroom is fitted with a 3 piece suite comprising WC, pedestal basin and panel bath with mixer shower over. The shower room is fitted with a wc, pedestal basin and glass shower enclosure with mixer shower.



Externally

The property benefits from an easily maintained, mature garden, primarily laid to lawn with a spacious patio area, paved paths and established planting. To the front of the property is access to the garage and driveway parking.

Outbuildings

The integrated garage is fitted with an electric door, light power and water.

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 of 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.

Fixtures & Fittings

Fitted flooring, blinds and integrated appliances will be included within the sale.

Services

Mains water, electricity and drainage. LPG central heating and double glazing.

Council Tax

Council Tax Band F

Viewings

Viewings are strictly by appointment through James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

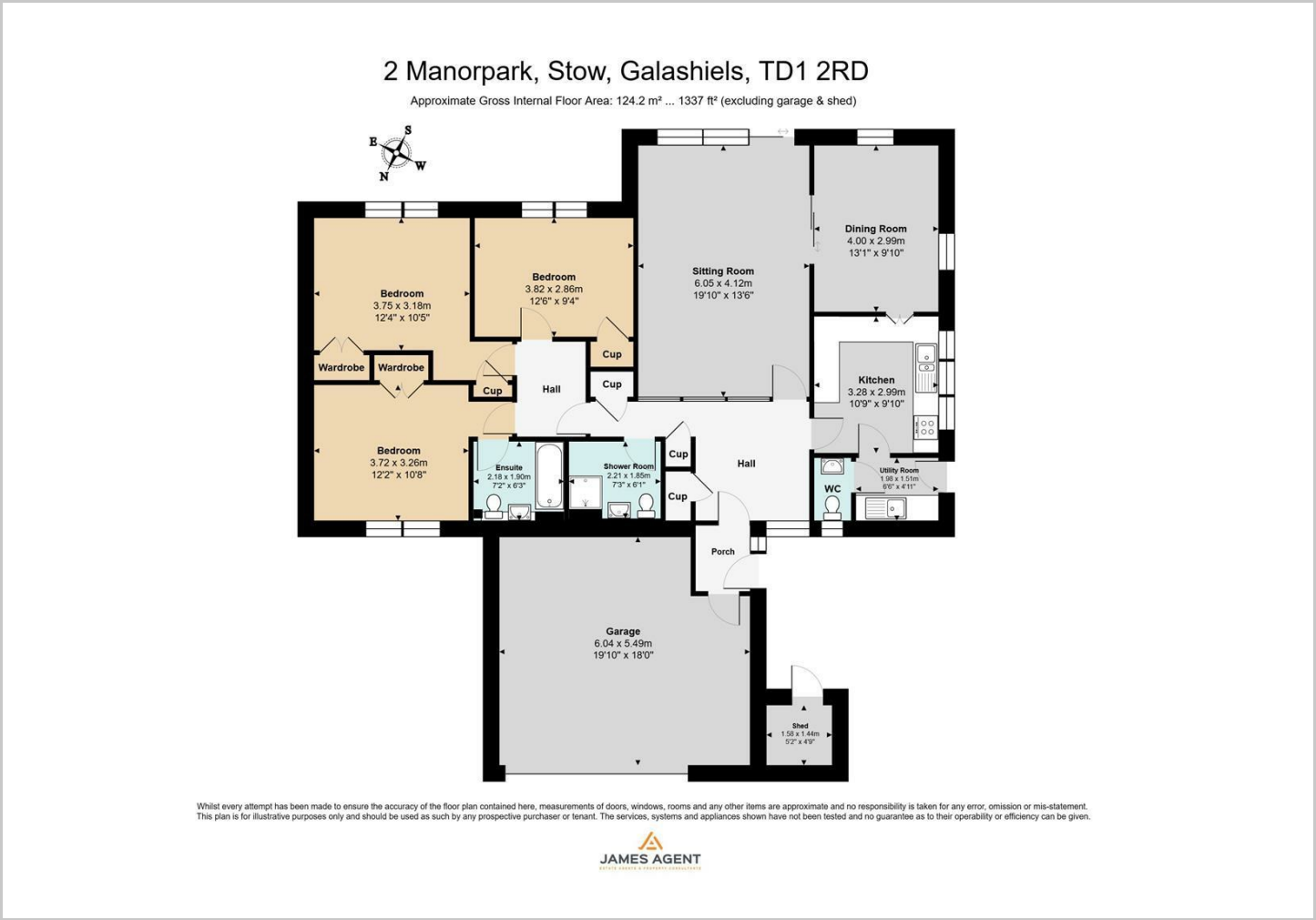
Offers

All offers should be submitted in writing to Standard Scottish Format. All Parties are advised to lodge a Formal Note of Interest via their Solicitor. 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

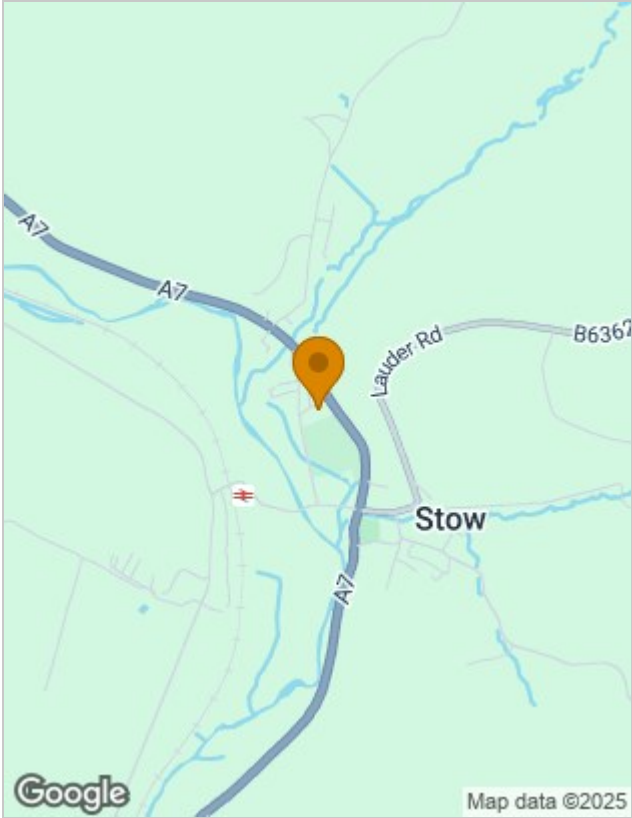


Viewing

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

