



35 Earlston Road, Stow, TD1 2RL

Offers over £225,000





35 Earlston Road Stow, TD1 2RL

- Charming Mid-Terraced House
- Dining Kitchen
- Double Glazing
- Quiet Village Location
- 2 Bedrooms
- Modern Fixtures & Fittings
- Private Garden
- Short Walk to Train Station

We are delighted to offer this charming two-bedroom mid-terraced house at the heart of the much sought-after village of Stow. Set over three levels, the property offers modern accommodation full of character, as well as an easily maintained garden. With Stow Train Station around 500 yards away, this unique property would be well suited to a young family or downsizer looking for all the benefits of a semi-rural lifestyle while remaining within easy reach of Edinburgh. Early Viewing is highly recommended.

- HALLWAY - SITTING ROOM - DINING KITCHEN - TWO BEDROOMS - BATHROOM - WC -



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Internally

The property is entered via a timber front door into a free-flowing ground floor which boasts a sitting room with wood-burning stove and bright, modern dining kitchen with access to the garden. On the first floor is the principal bedroom, which benefits from ample built-in storage, and the family bathroom. On the top floor is a bright double bedroom.

Kitchen

The modern dining kitchen is fitted with a range of high gloss cabinetry overlaid with quartz worktops incorporating an undermount stainless-steel sink unit with mixer tap. Integrated appliances include an electric oven, 4-ring hob with stainless steel extractor hood, fridge and dishwasher. Tiled splashbacks and vinyl flooring complete the look perfectly. The kitchen provides a wonderful additional family space with ample room for a dining table and direct access to the rear garden.

Bathrooms

The bathroom is fitted with a modern 4-piece suite including WC, wall-hung wash hand basin, panelled bath and walk-in shower enclosure with mixer shower and tiled splashbacks.

The ground floor WC is fitted with a close coupled WC and wall hung wash hand basin.



Externally

There is an easily maintained private garden to the rear of the property with lawn, well-stocked raised beds and generous patio area creating a wonderful space for entertaining.

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 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, drainage and electricity, electric heating and double glazing.

Council Tax

Council Tax Band B.

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 anytime.





Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewing

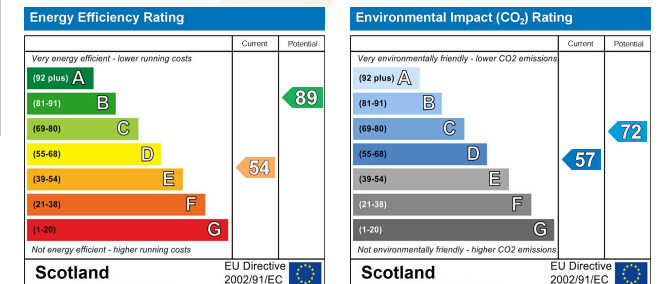
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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



13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB