



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



57 Galashiels Road, Galashiels, TD1 2RQ

Offers over £425,000



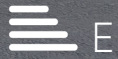
5



3



3



E



Offers over £425,000

# 57 Galashiels Road, Galashiels, TD1 2RQ

- Architecturally Designed Passive Haus
- Magnificent Open Plan Living Space
- 3 Public Rooms
- High Quality Fixtures & Fittings
- Commutable to Edinburgh
- 217 Sq.m. / 2334 sq. ft. Internally
- 4/5 Bedrooms
- Beautiful Countryside Views
- Private Parking and Gardens

Nestled in the serene rural landscape of Stow, this stunning three-storey Passivhaus offers a blend of contemporary design and eco-friendly living. Boasting a magnificent open plan living space, two further public rooms and five bedrooms this property epitomises modern comfort and style.

This Passivhaus is not just a home; it's a commitment to sustainable living. Designed with energy efficiency in mind, it ensures comfort without compromising on environmental responsibility. From its cutting-edge design to its breathtaking surroundings, 57 Galashiels Road is a testament to modern luxury and eco-conscious living.

The property benefits from solar-thermal hot water and a modern woodturning stove.

## ACCOMMODATION

- ENTRANCE HALLWAY - OPEN PLAN FAMILY KITCHEN - FIVE BEDROOMS (TWO WITH EN-SUITE FACILITIES) - FAMILY BATHROOM - LOUNGE - FAMILY ROOM - CLOAKROOM - UTILITY CUPBOARD -



## Internally

The property is entered at ground level via a multi-locking front door into a spacious hallway. To the ground floor there are three generous double bedrooms, with the principal bedroom benefitting from a dressing area and sumptuous en-suite. There is also a well-proportioned family bathroom and utility cupboard. The solid wood staircase leads you effortlessly to the heart of the home - a magnificent open-plan living space on the first floor. Here, the modern kitchen, lounge area, and dining space seamlessly merge, creating an ideal setting for relaxation and entertainment. The south facing floor-to-ceiling windows and bi-fold doors flood the room with natural light, illuminating every corner and offering picturesque views of the surrounding countryside. Step through the bi-fold doors onto the glass veranda, where you can enjoy al fresco dining or simply unwind while soaking in the tranquil atmosphere. There is a cosy family room, ideal for movie nights and a breakout space for the family. There is also a handy cloakroom for convenience.

Ascending to the top floor, you'll discover another living space, perfect for cozy evenings with loved ones or indulging in your favorite hobbies. Two additional bedrooms provide ample space for guests or family members, while a terrace offers unparalleled panoramic views over the rolling hills and lush greenery of the Scottish Borders.

## Kitchen

Bathed in natural light streaming through the floor-to-ceiling windows, this gloss black kitchen exudes contemporary elegance at every turn. The kitchen is equipped with every modern convenience including built-in appliances such as the electric double oven, coffee machine, four-ring induction hob, dishwasher, and separate fridge and freezer. The centerpiece of the kitchen is the sprawling island unit that doubles as a social hub and a culinary workstation. Hosting an intimate gathering or enjoying a leisurely breakfast, the island offers the perfect setting with its informal dining space and ample seating, inviting guests to linger and indulge in good food and great company.



### Bathroom

The Family Bathroom is fitted with a 3-piece suite including WC, double vanity sink and freestanding bath.

Both ensuite Shower Rooms are fitted with walk-in shower enclosures, WC and vanity sink, with the Principal Ensuite benefitting from a double sink.

### Externally

There are private gardens to the front, sides and rear of the property. The rear garden is terraced in nature with timber stairs and decking meandering up to a wonderful viewing platform surrounded by mature trees and shrub beds. There is a gravel patio directly to the rear of the kitchen. There is a gravel driveway to the front of the property providing ample parking for two vehicles. The three glazed terraces also provide wonderful relaxation and entertaining spaces which help tie the inside pace with the scenic countryside surrounding the property.

### 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.

### Services

Mains water, electricity and drainage. Solar thermal hot water. The property has a wood burning stove and auxiliary electric panel heaters.

### Council Tax

Band G.

### Fixtures & Fittings

Fitted floor coverings, blinds and light fittings are to be included within the sale.

### Home Report

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

### Viewings

Viewings are strictly by appointment through James Agent.

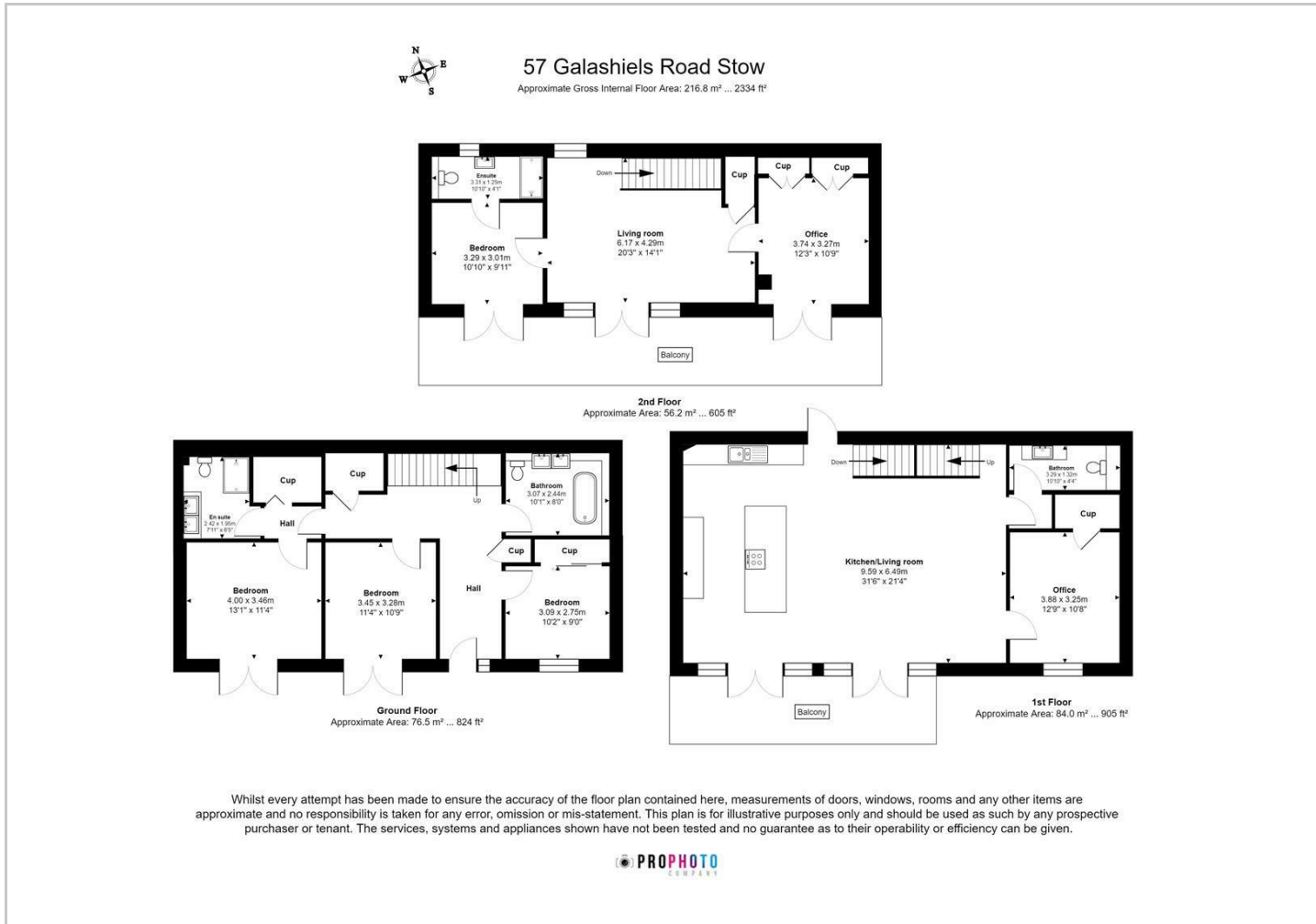
### Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. 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



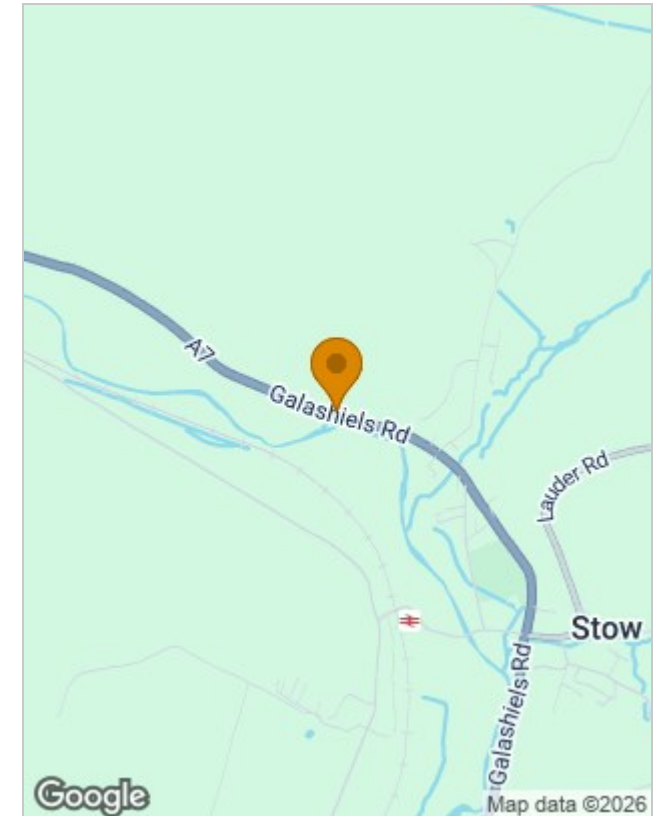
## Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

## Location Map



## Energy Performance Graph

