



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



Avangar, 245 Galashiels Road, Stow, TD1 2RE

Offers over £258,000



3



1



1



D



Offers over £258,000

# Avangar, 245 Galashiels Road Stow, TD1 2RE

- Semi-Detached Bungalow
- Immaculately Presented Throughout
- Short Walk to Train Station
- Excellent Local Schooling
- Three Bedrooms
- Driveway and Garage
- Commutable to Edinburgh

We are delighted to offer this immaculate semi-detached bungalow nestled within the much sought-after village of Stow. The property offers bright, well-proportioned accommodation with modern fixtures and fittings, enclosed private gardens, shared driveway, two detached garages and private parking. Edinburgh is within easy reach via the A7 or Borders Railway, with a station a short distance away. Viewing is highly recommended.

## ACCOMODATION

- ENTRANCE PORCH - SITTING ROOM - KITCHEN - BATHROOM - THREE BEDROOMS -



### Internally

The main entrance opens in to a welcoming central hallway providing access to all rooms. The bright and spacious dual aspect sitting room is flooded with natural light and has direct access to the rear garden through patio doors. Following on from the sitting room, the kitchen is in the centre of the home with ample worktop space and storage, while three well proportioned bedrooms are served by a family bathroom.

### Kitchen

The kitchen is fitted with a great range of wall and base units and is overlaid with laminated worktops and incorporates a stainless steel 1.5 bowl sink with mixer tap. Integrated appliances include electric oven and hob with over head extractor hood. There is also undercounter space for a washing machine.

### Bathroom

The bathroom is fitted with a three piece suite including WC, pedestal wash hand basin and bath with over head electric shower and tiled splashbacks.

### Externally

To the front of the property, the garden is bound by a stone wall and timber fencing, and is primarily laid to lawn. To the rear, the easily maintained garden is laid to lawn and boasts a variety of mature trees and shrubs, a secluded paved and decking area and raised beds. There is ample private parking to the rear of the property via a shared driveway. There are also two detached single garages at the end of the garden.





### Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

### Services

Mains water, electricity and drainage.

### 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.

### Council Tax Band

Council Tax Band E

### Home Report

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

### Viewings

Strictly by Appointment Only Via James Agent.

### Offers

All offers should be submitted in writing in Scottish Standard Format. All interested 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 any offer at any time.





## Floor Plans



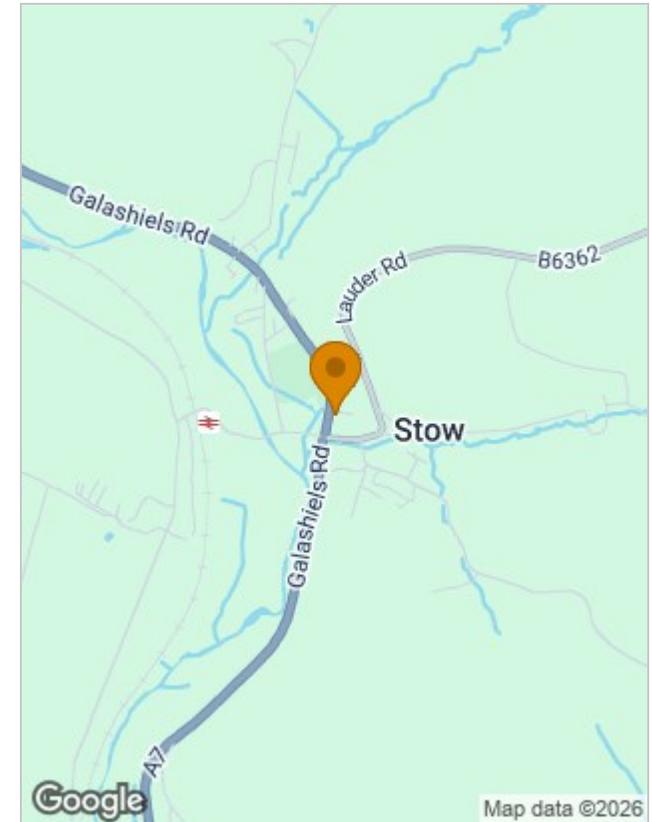
## Viewing

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

