



109 Galashiels Road, Stow, TD1 2RF

Guide price £99,950





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- One Bedroom Apartment
- Quiet Village Location
- Commutable to Edinburgh
- Excellent Rental Investment
- Short Walk to Train Station
- Ideal First-Time Buy

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

We are delighted to offer this attractive one bedroom maisonette set in a quiet position on the edge of the much sought-after village of Stow. With Stow Train Station just a short walk away, this property would be well suited to a first time buyer or buy-to-let investor.

ACCOMMODATION

- HALLWAY - WC - SHOWER ROOM - SITTING ROOM - KITCHEN - BEDROOM



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Internally

Access is at the rear of the property via a staircase. From the Hallway there is access to the sitting room, kitchen, WC and shower room. On the second floor, there is a large spacious hall and bedroom.

Kitchen

The kitchen is fitted with a range of base units and shelving with an incorporated Belfast sink. There is an integrated electric oven with hob and undercounter space for a dishwasher or washing machine.

Shower Room & WC

The Shower room is fitted with a two piece suite including Integrated hand wash basin and enclosed shower cubicle with electric shower. The WC is found separately upon accessing the property.

Externally

The garden is to the rear of the property is a lawn area and bound by timber fencing and a stone wall. There is also a handy timber shed next to property entrance.



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

Council Tax Band A.

Fixture & Fittings

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

Services

All mains services, gas central heating and double glazing.

Viewings

Strictly by Appointment Only via James Agent.

Home Report

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

Offers

All offers should be submitted in writing in Standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans

