



144 Galashiels Road, Galashiels, TD1 2RA

Offers over £269,950





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# 144 Galashiels Road, Galashiels, TD12RA

- Period Property
- Dining Kitchen
- Private Parking
- Mature Gardens
- Good Local Schooling
- 3 Bedrooms Plus Study
- 2 Bathrooms
- Garage
- Idyllic Village Location
- Train Station Nearby

144 Galashiels Road is a very spacious and charming three-bedroom semi-detached house located in the much sought-after village of Stow. Originally forming the local Doctor's Surgery, the property has since been altered and reconfigured over the years to create a truly unique family home, whilst still retaining many fine period features such as the solid wood floors and lounge fireplace. The property now provides the perfect blend of old and new to form a unique home located just 10 minutes walk to Stow Train Station.

Set over two-levels, the property boasts a very spacious and versatile layout. The property further benefits from a spectacular landscaped garden, private parking and garage.

- HALLWAY - LOUNGE - KITCHEN - TWO BATHROOMS - THREE BEDROOMS - STUDY - OFFICE / FAMILY ROOM - REAR HALLWAY & PORCH -



## Internally

The property is entered via a traditional timber front door into a warm and welcoming hallway. The hallway leads through to the three bedrooms and family bathroom, all located on the ground floor. A staircase from the hallway leads up to the spectacular breakfasting kitchen with office off. The lounge is accessed the kitchen and benefits from a marvellous dual aspect with wood burning stove. The study / family room is set to the rear of the lounge and provides an excellent additional living space. The rear hallway gives access to the second family bathroom and rear porch. An external staircase from the rear porch leads straight down to the garden grounds.

## Kitchen

The kitchen is fitted with a wide range wall and base cabinetry overlaid with high-quality granite worktops incorporating a wonderful breakfast bar peninsula. There is a stainless steel sink with mixer tap, Integrated appliances include an electric fan oven, microwave, 4-ring ceramic hob, dishwasher, washing machine and undercounted fridge & freezer.

## Bathroom Facilities

The family bathroom is fitted with a 3-piece suite including WC, basin and freestanding corner bath with mixer shower and tiled splashbacks.

The bathroom is fitted with a 3-piece suite including WC, basin and bath with electric shower and tiled splashbacks.





#### Services

All mains services, oil central heating and double glazing.

#### Council Tax

Council Tax Band D.

#### EPC Rating

Rating E.

#### Fixtures & Fittings

Fitted flooring, blinds and integrated appliances will be included within the sale. The garden shed and pizza oven are also to be included.

#### 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 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.

#### Externally

There are generous garden grounds to the rear of the property which have been extensively landscaped to provide a wonderful outdoor entertaining space. The gardens are accessed via the external staircase and pathway to the side of the property and include mature trees, lawn, patio, pizza oven and a timber pergola. There is a communal gravel driveway to the front of the property which provides private parking for up to three vehicles.

#### Outbuildings

There is a detached garage to the front of the property accessed via a metal up-and-over door.

There is a multi-purpose store and a timber shed to the rear of the property.

#### Location

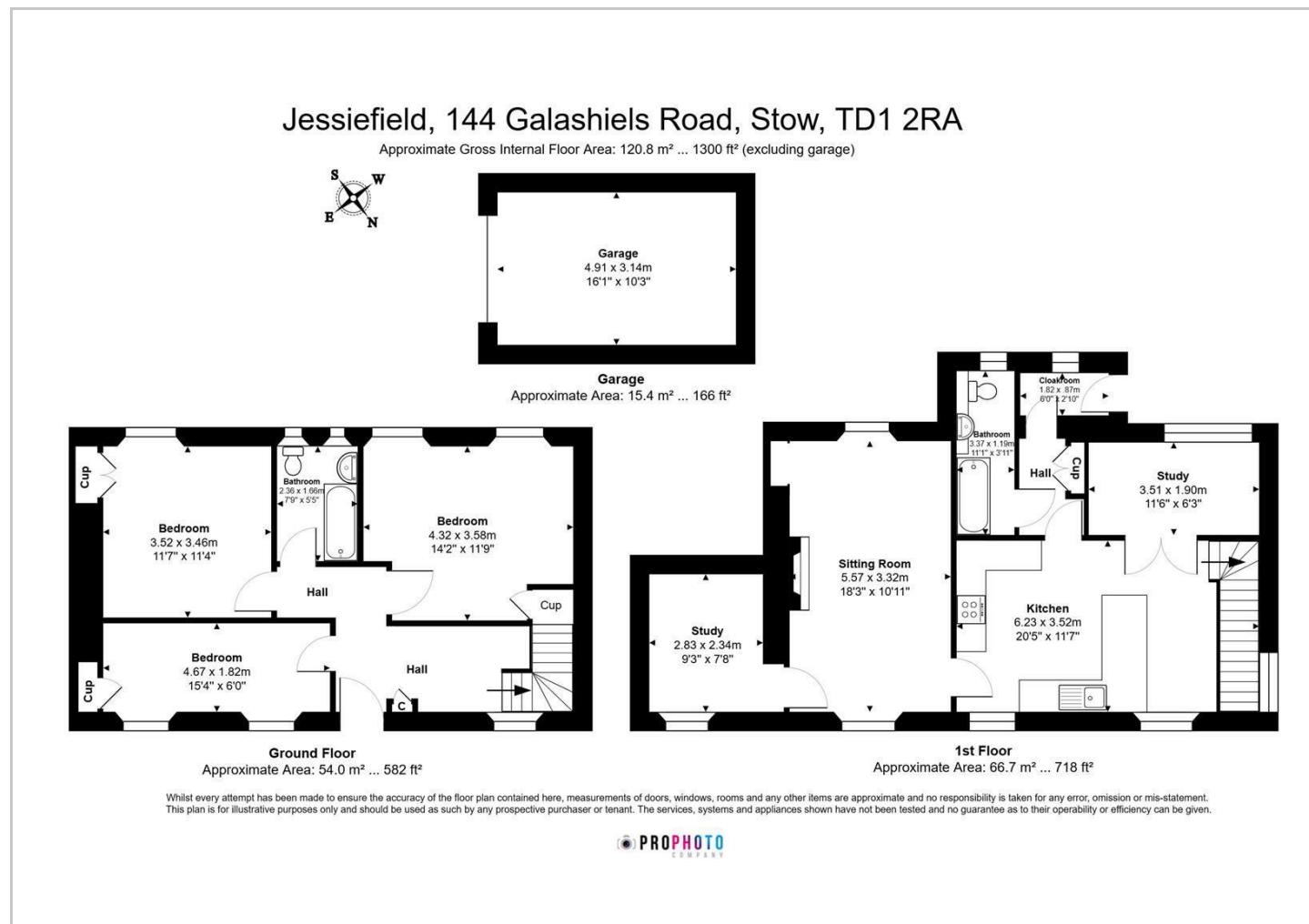
The village of Stow is nestled in the rolling Scottish Borders countryside just 25 miles south of Edinburgh via the A7 Trunk Road, and is within easy reach of many of the central Borders towns including Galashiels and Lauder. The village benefits from a vibrant community and plenty local amenities including 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.

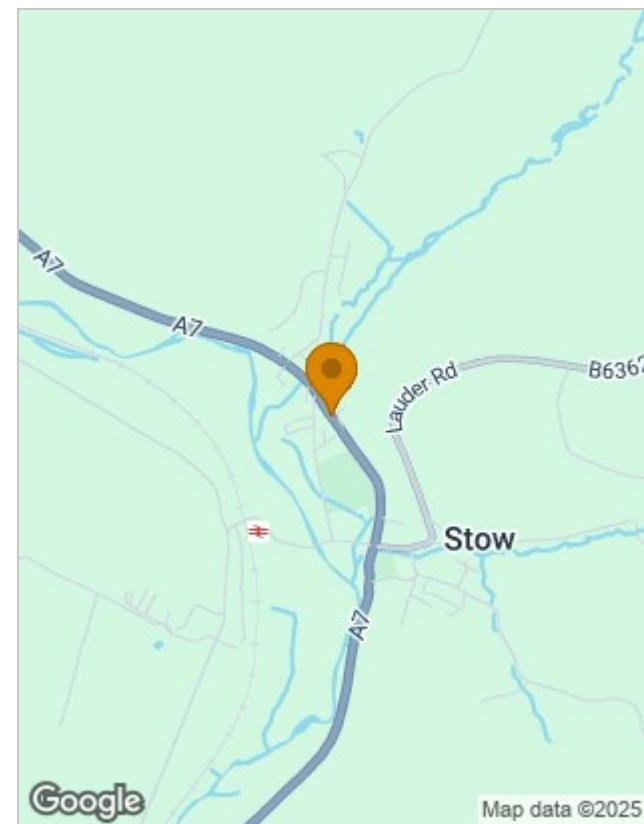




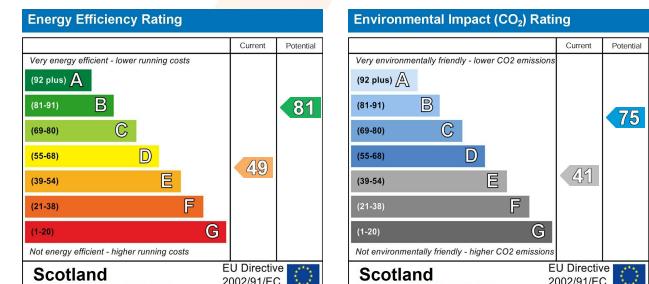
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.