

Fairview



64 Earlston Road  
Galashiels, TD1 2QT



A modern detached three bedroom bungalow on an exceptionally generous and private plot, positioned in a peaceful location within Stow, with excellent access to both town and country.



Fairview is a super find for any family looking to enjoy the best of a countryside aspect with nearby modern amenities and excellent access to Edinburgh via the A7. Benefitting from excellent privacy and open outlooks, the 0.5 acre plot hosts a modern built three bedroom bungalow, with bright and well proportioned accommodation including well considered eco upgrades and plenty of space for modern living. The outdoor area is a wonderful complement to the accommodation, wrapping around the property and offering endless opportunity.

Leading off the main thoroughfare of the town, a shared drive extends to the gated entrance for Fairview. Gently elevated there are lovely outlooks across the town below and the neighbouring countryside - with the garden plot a truly exceptional find. The property itself is bright and well presented; with a family friendly open plan dining kitchen, adjoining boot room, and a large lounge \*\*feature woodburner\*\* with patio doors to the decked terrace. The three bedrooms sit quietly to the far end of the hallway, with the master enjoying a recently fitted ensuite w/c, and the family bathroom across the hall.

Being fully enclosed the garden is an exciting prospect for any enthusiast or those in search of plenty of private outdoor space. Whether for further landscaping, perfect for hosting a standalone garden room or home studio, or to keep children and pets entertained, it's a fantastic space to develop further.

#### LOCATION

The tranquil village of Stow nestles at the foot of the Lammermuir hills on the A7 a few miles north of Galashiels. The quiet village life is complimented by the beautiful location, but with the benefit of excellent shopping and a wider range of facilities in nearby Galashiels. Edinburgh is situated 30 miles north, making it commutable within forty minutes by road, or indeed by rail with the station in the village.

#### HIGHLIGHTS

- Generous 0.5 acre plot
- Detached modern bungalow
- Eco Credentials
- Private setting with plenty of parking and garage
- Excellent development opportunities
- Easy access to Edinburgh by rail or road

#### ACCOMMODATION SUMMARY

Entrance Bootroom/ Utility Room, Living Room, Dining Kitchen,

Inner Hallway, Master Bedroom with En-Suite WC, Two Further Bedrooms and a Family Bathroom.

#### SERVICES

Mains electric, water and drainage. Air Source Heat Pump. Gas LPG to cooker.

#### ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

A remedial repair is required to the area surrounding the woodburning stove; this must be actioned prior to use of the stove as the current material is deemed condemned. A quote for the repair will be obtained.

#### COUNCIL TAX

Band E.

#### ENERGY EFFICIENCY

Band C.

#### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk)

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

#### PRICE & MARKETING POLICY

Offers over £350,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - [Enq@hastingslegal.co.uk](mailto:Enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.