

HASTIN^{LEGAL}&S

Fairview

Fairview, 62 Earlston Road

Stow, TD1 2QT

Offers Over £350,000





Fairview is a wonderful find for any family looking to enjoy the best of a countryside aspect with nearby modern amenities and swift 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.



FAIRVIEW

Leading quietly 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 with Bifold door to the 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 outstanding to the area surrounding the woodburning stove; this requires immediate action prior to use and is currently condemned, a quote for the work will be obtained.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Band C.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

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, Fax 01573 229888 or email 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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



