

HASTIN^{LEGAL}&S



Avangar

Offers Over £235,000

Galashiels Road, Stow TD1 2RE



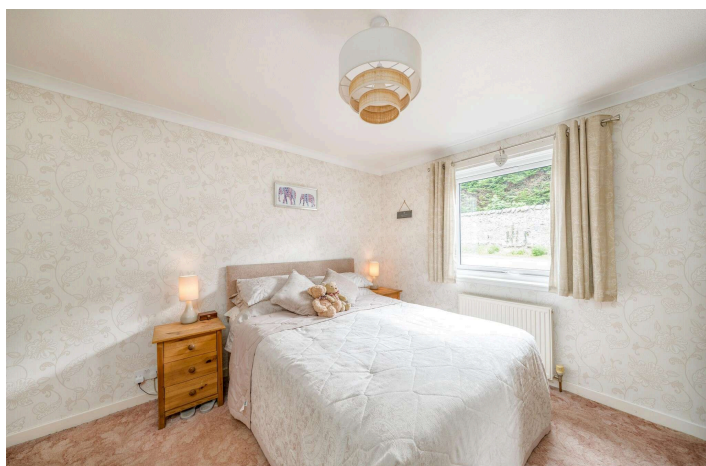
3 bed

1 public

1 bath



A Beautifully Upgraded Semi-detached Bungalow, Offering Stylish Interiors, Generous Outdoor Space, And Excellent Commute Links To Edinburgh.



AVANGAR

Set in the charming village of Stow, this beautifully upgraded semi-detached bungalow offers a rare combination of stylish move in ready interiors and outstanding outdoor space. Situated on a generous third of an acre plot, the home enjoys a sunny rear garden – an oasis that's perfect for relaxing or entertaining – and benefits two garages, ideal for storage or hobbies. Internally, the property has been thoughtfully modernised to a high standard; the layout includes three spacious bedrooms, a neutral bathroom, and a bright open-plan kitchen/dining area that's perfect for modern living. With plenty of scope to extend – subject to relevant permissions – this makes the perfect home for growing families, offering an easy commute to Edinburgh by rail or road, making it a fantastic choice for those seeking the best of countryside living with easy city connections.

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 third of an acre plot
- Stylish and ready to move into
- Two garages, great for storage or hobbies
- Scope to extend (subject to permissions)
- Easy access to Edinburgh by rail or road

SERVICES

Mains services, electricity and water; oil central heating.

ADDITIONAL INFORMATION

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

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating D

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 or requested by email 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.

TENURE

Freehold

PRICE & MARKETING POLICY

Offers over £235,000 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.