



95 Galashiels Road is a well-presented two/three-bedroom ground floor flat situated in the popular Borders village of Stow. Within walking distance of the Borders Railway station, which runs to Edinburgh, there are amenities in the village which include a village shop with post office, a coffee shop, a primary school, a health centre and open countryside on the doorstep.

Forming part of a larger detached house, there is lapsed planning permission for the erection of a dwellinghouse on the garden ground adjacent to the property. Currently used as private parking off-street parking for two to three cars, it offers excellent potential for something like a garage with studio or hobby space over – subject to the necessary permissions.

Internally, the accommodation comprises two double bedrooms, a bathroom, a sitting room, a dining kitchen, a study/bedroom three and a utility room.

Externally, the property has garden ground to the front, with lawn and borders, which is ideal for sitting out, plus a large area of terraced garden ground to the side, which provides the private parking for two to three cars whilst offering an excellent space for the erection of a garage or such.

Edinburgh and most Border towns are also readily available from this highly accessible location with the A7 running through Stow providing links to Edinburgh in the North and Carlisle in the South.

**Galashiels 7.5 miles. Edinburgh 26 miles. Melrose 12 miles. Lauder 5.5 miles
(All mileage is approximate)**

Location:

95 Galashiels Road is situated in popular Borders village of Stow, which benefits from a railway station on the Tweedbank to Edinburgh Borders Railway, which is soon to have a bar and bistro at the station. An attractive village there is also a shop with a post office, a coffee shop and a health centre. As well as being a social hub with a range of activities, there is a very active pre-school, an excellent primary school, and a local church.

The principal Borders town of Galashiels only seven and a half miles away, with a population of 12,000, offers a fuller range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Local tourist attractions include Old Gala House and Abbotsford House, the former home of Sir Walter Scott, with its award-winning visitor centre as well as many other attractions in nearby Melrose and other Border towns. Among the independent shops in Galashiels there is also a cinema, a health centre, a swimming pool, gym, dentists, orthodontist and a new Transport Interchange built primarily around the new train station in conjunction with the Borders Railway which is a particular bonus. Local sports teams include Gala RFC, Gala Fairydean FC, and Gala CC and local festivals include the historic Common Ridings held in the summer which is of particular note amongst neighbouring towns and villages.

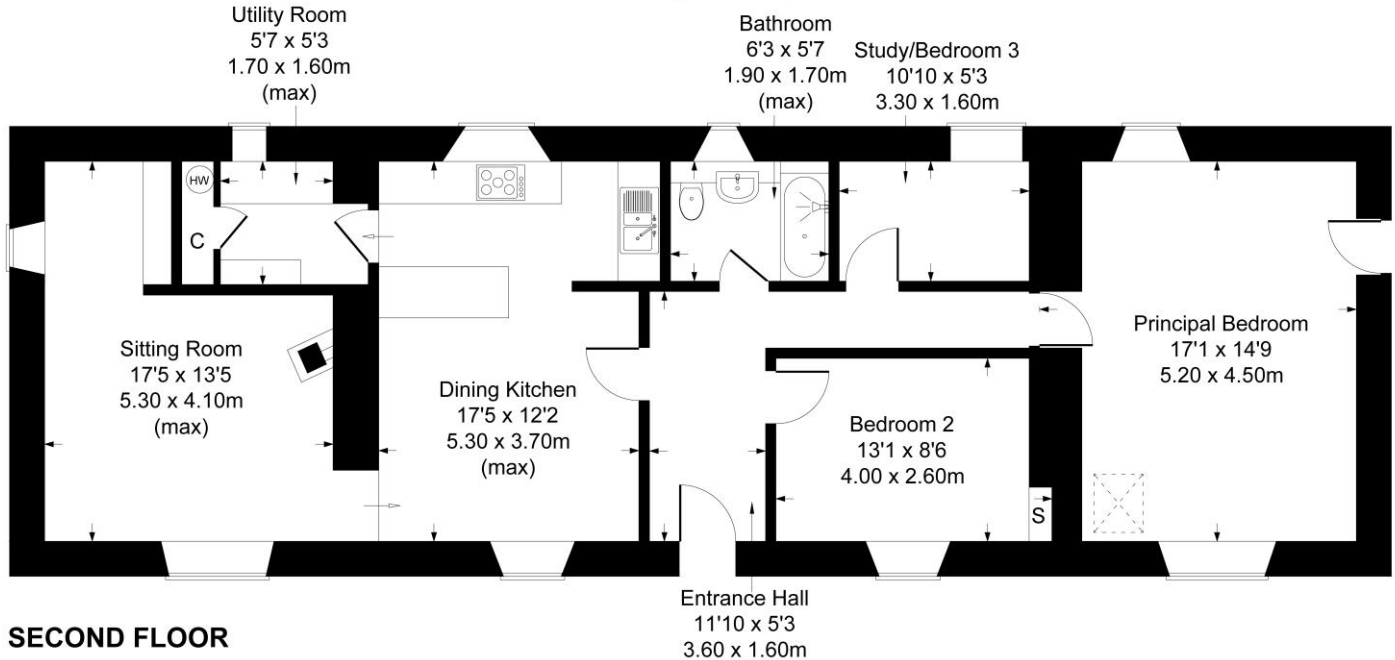
There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf at Galashiels and Lauder, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way. Primary schooling is available in Stow with secondary schooling at Galashiels Academy, for which there is a school bus service. The well-known St. Mary's Prep School is located in Melrose, to the South, along with a further selection of public schools in or around Edinburgh to the North. The Borders General Hospital, the largest hospital in the Scottish Borders is only twelve or so miles away on the fringes of Melrose. Stow sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with the aforementioned station in the town. There is also a busy bus service which runs from the Interchange, beside the railway station in Galashiels with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns. Edinburgh International airport – offers an excellent choice of destinations and is 32 miles away.



95 Galashiels Road, Stow, Galashiels TD1 2RQ

Approximate Gross Internal Area

1087 sq ft - 101 sq m



SECOND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2021



Directions:

For those with satellite navigation the postcode for the property is: TD1 2RQ
Coming from Edinburgh take the A7 South signposted Carlisle and Galashiels. Continue South on the A7, passing Heriot, on your right. Approximately nine miles after the turning for Heriot, you will enter the northern side of Stow. Continue into Stow and through the village and approximately three hundred yards into Stow you will come to Number 95 on your left-hand side before the left turn for Craigend Road.

Coming from Galashiels take the A7 to Stow and proceed through the village, passing the park on your left, and after passing the right turn into Craigend Road you will come to Number 95 on your right-hand side fifty yards on.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: B

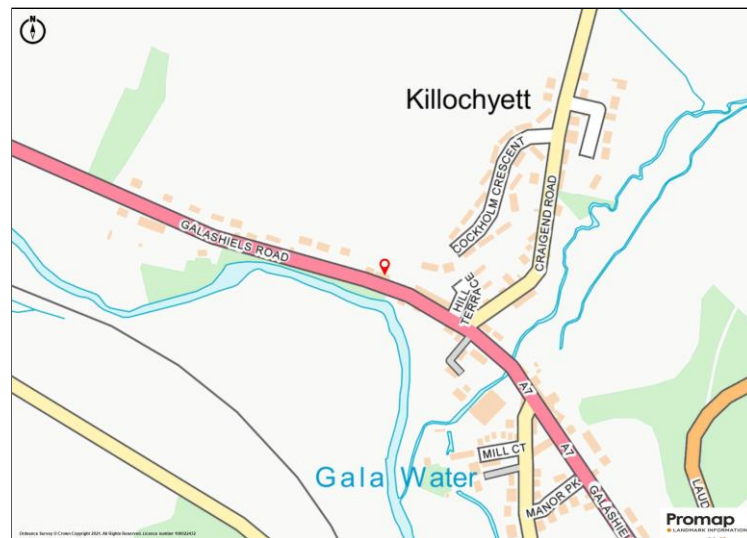
EPC Rating:

Current EPC: F25

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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