



130 & 132 Galashiels Road, Stow, Galashiels, Scottish Borders, TD1 2RA

Business Premises & Double Upper Villa with Four Bedrooms & Garden

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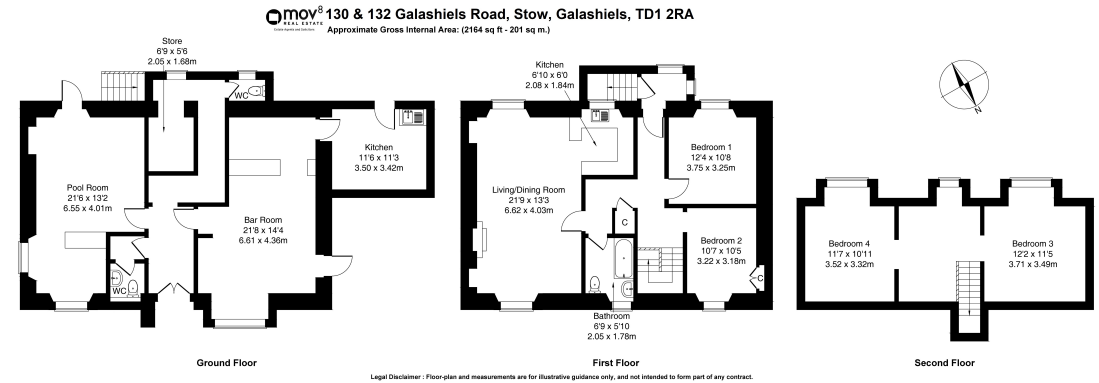


Property Description

Business premises, once known as the Springbank Inn; and a double upper villa with four bedrooms, a garden and outbuildings, with interlinked services being sold together as a portfolio sale. Set in the pretty rural village of Stow, by Galashiels in The Scottish Borders, approximately twenty miles from Edinburgh.

The residential property is on the first and second floors and comprises a vestibule, hall, living/dining room, kitchen, four double bedrooms and a bathroom. Features include original stone-built walls, generous room sizes, oil-fired central heating and rural views to the rear. Further features include outbuildings to the rear, a small garden and a larger garden to the side, with a driveway to the other side. The entrance to the residential property has stairs leading to the vestibule which opens into the upper hall, giving access throughout the first floor. With dual aspect windows, the open plan living room features a dual fuel burning stove with a traditional style wooden surround, wood effect flooring, two open press cupboards and plain covings. Set off the living room, the kitchen is fitted with wall and base units, stone effect worktops, and a stainless steel sink, with appliances available by separate negotiation. Set to either aspect are two double bedrooms, with bedroom one featuring carpeted flooring and generous space for freestanding storage; whilst bedroom two has a feature wall with wooden panels, wood effect flooring and a storage cupboard. Set to the front, the family-size bathroom is fitted with a white three-piece suite and a shower over the bath. Set on the second floor, two further bedrooms are set to opposite aspects, both similarly sized and finished with carpeted flooring.

The ground floor business premises, once known as the Springbank Inn, was used as a café and bar and comprises an entrance hall, bar room, pool room, a store room and two WCs. Subject to any necessary planning permissions, this commercial premises could be converted into another property, or into one detached house, giving a development opportunity. Whilst the car park directly to the north of the property may be available by separate negotiation (any further development would, of course, be subject to approval by the local authority). This land could offer scope for further development with the current owner having had drawings made up to show a large detached family home. With upgrading required throughout, the entrance to the café and bar affords access throughout the majority of the premises, with a generously large bar space which allows access to the side and the kitchen. Whilst a similarly sized pool room, features a bar and access to the rear. Two WCs are set to either side, while a convenient store room is set to the rear and provides superb storage.



Area Description

Stow is a historic and picturesque village set amongst the beautiful Galawater valley in the Scottish Borders. Well placed for the commuter, just twenty-five miles South of Edinburgh city centre and just ten minutes away from the central Borders town of Galashiels. The village benefits from a local shop with a post office, coffee shop/art gallery, village hall, nursery care, a modern primary school with afterschool care, a centrally located health centre & a train station – all within short walking distance of the property. The larger nearby town of Galashiels boasts a cinema, swimming

pool, numerous shops and two large 24-hour supermarkets all within easy reach of the A7. Stow is one of seven new railway stations built as part of the Borders Railway project and is adjacent to the local primary school, offering easy and direct commuting straight into the heart of Edinburgh; as well as buses offering links to all the major Borders towns.





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