



Edwin
Thompson



28 Lauder Road, Stow, Galashiels, Scottish Borders TD1 2QW

Offers Over £210,000 -

Property Summary

GENERAL DESCRIPTION

28 Lauder Road, Stow, is a well-presented, semi-detached bungalow situated in a quiet residential area on the outer edge of Stow and was constructed in 1951. The property has a pitched roof with interlocking tiles and cavity insulation which was installed in 2011 with a 25-year guarantee. The front elevation conceals a generous well-stocked rear garden, extending to circa 0.6 acre, being well maintained & terraced for functionality. There is a cedar greenhouse and shed, both with electric. The rear garden can be accessed directly around the side of the property, or via the kitchen backdoor, and benefits from all-day sunshine. The property has absolutely stunning views across both Stow village and the surrounding rolling hills of the Gala Water Valley. There is space for parking directly at the front of the property.

Internally, the accommodation is in excellent order and spacious throughout, with fitted wardrobes and ample storage. There are 3 double bedrooms, the third currently being used as a second sitting room with patio doors leading out onto the front garden patio. There is a fully-tiled modern shower room, fitted breakfast kitchen and living room with a log burner stove. The whole property underwent a 'complete renovation' in 2015 and is decorated to a very good, neutral standard throughout. The oil-fired central heating system was fitted new in 2015 and has a Grant Boiler.

LOCATION

The property is situated in an advantageous, elevated position, away from the main A7 road through Stow. The area has become increasingly popular recently, following the drive to escape the City. Stow is popular at present with its railway station, health centre, shop, café, new state-of-the-art primary school and further amenities.

Stow, being a small village with a population of 720, is situated 7 miles north of Galashiels and has benefitted greatly from the reinstatement of the Borders Trainline to Edinburgh Waverly. The station is only a short 10 minute walk just 650 metres from the property and has half hourly services at peak time and hourly services through the remainder of the day with the first service leaving Edinburgh at 06.21 arriving at stow at 07.06 and the last weekday service leaving Edinburgh at 23.54 and arriving at stow at 00.40.

The town of Galashiels undoubtedly offers a more extensive range of amenities, with an excellent variety of shops, supermarkets,

Room Descriptions

