

# 28 Lauder Road

Stow, TD1 2QW

A Fantastic Opportunity to Purchase This Three Bedroom Bungalow  
For Sale • Offers Over £180,000

Edwin  
Thompson







## BRIEF RESUME

- Three Bedroom Bungalow
- Renovated to a High Standard
- Ideal Family Home
- Large Wrap-around Garden
- Stunning Views over the Valley



## 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 and 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, pre-school, primary and secondary schooling, and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus has a thriving student community, and there is a good selection of restaurants and bars in the town and surrounding area.









**ACCOMMODATION**

The accommodation currently comprises:

Internal: Entrance hall, kitchen, living room, 3 double bedrooms and family bathroom,

External: 0.6 acre landscaped garden, shed with electricity wired in and on street parking spaces,

**AREAS**

The property has been measured to the following areas:

Description	sq m	sq ft
28 Lauder Road	79	850

E & o e please note that these measurements have been taken from the EPC register.

**SERVICES**

All mains services are understood to be connected. Heating: The property is served by a oil-fired central heating system.

**ENERGY PERFORMANCE CERTIFICATE**

**C76—change after home report survey**

**FIXTURES AND FITTINGS**

The property is being sold unfurnished.



**VIEWING**

By appointment with the sole agents.  
 Edwin Thompson, Chartered Surveyors  
 76 Overhaugh Street  
 Galashiels  
 TD1 1DP

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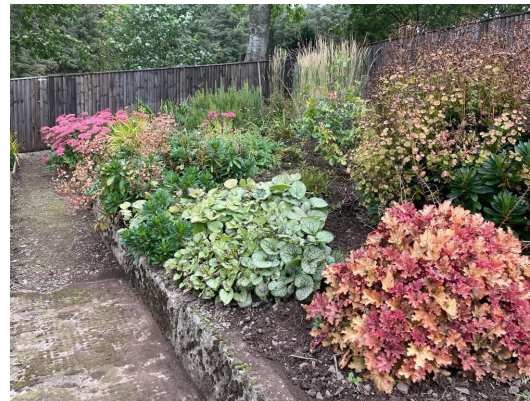
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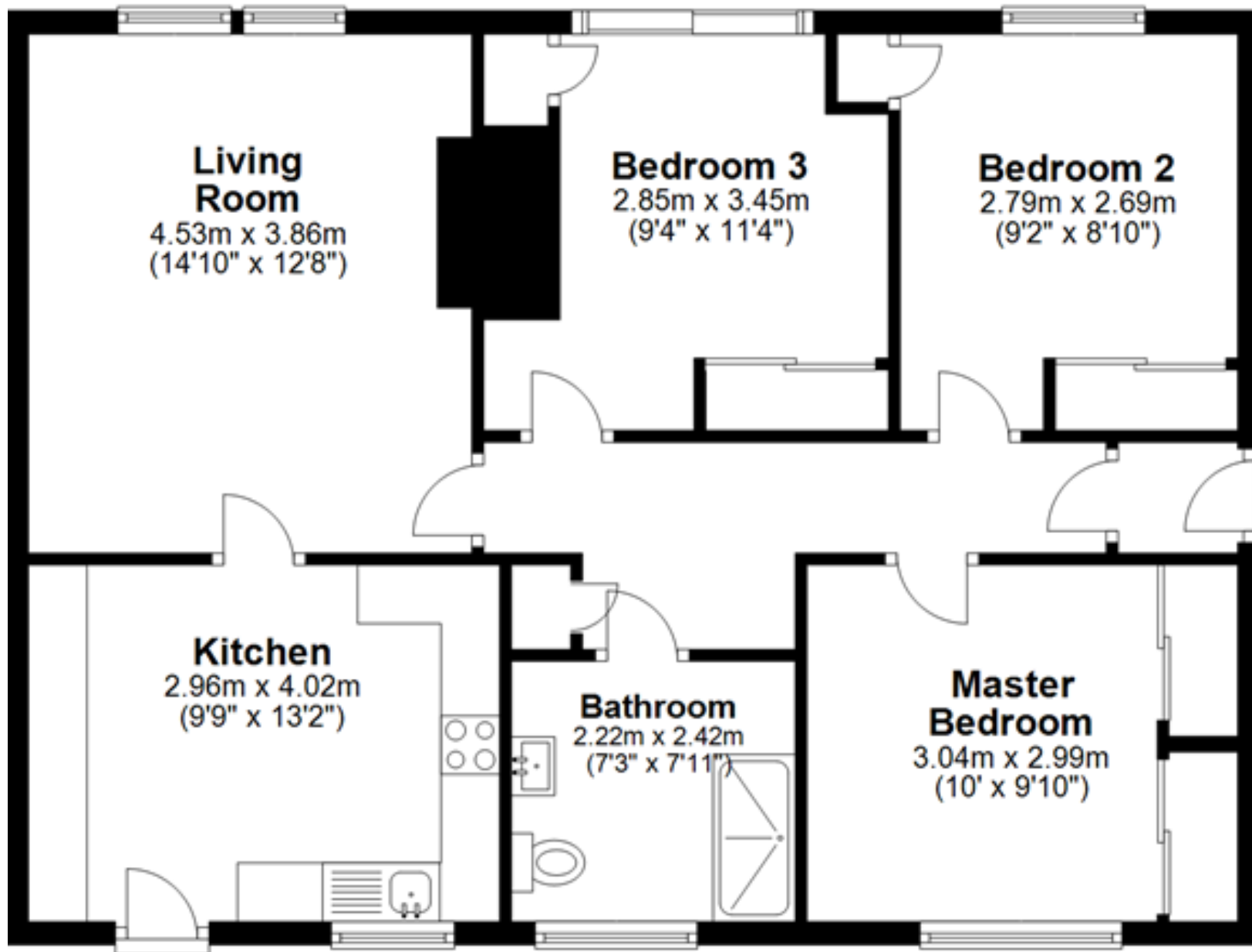
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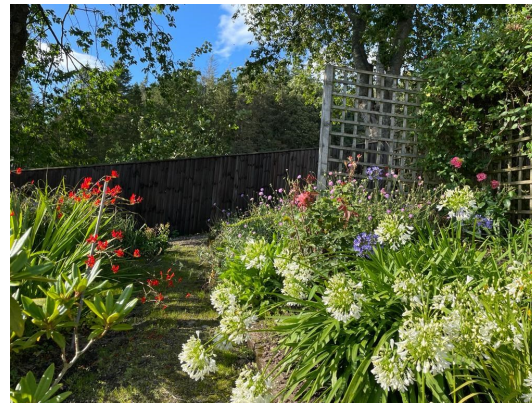
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