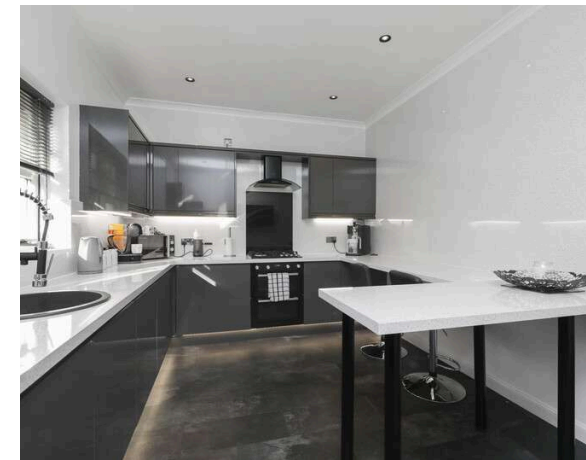




25 Still Haugh, Fountainhall, Galashiels, TD1 2SL

www.mcdougallmcqueen.co.uk



Beautifully spacious, gorgeous family home set within an exclusive and idyllic modern residential development, providing a superb rural location surrounded by beautiful Borders countryside. McDougall McQueen are delighted to offer to the market this detached property providing flexible family accommodation accommodation over two levels. The property is offered to the market in walk-in condition having been greatly improved over the years by its current owners and is ideally placed for the commute to Edinburgh or the Borders with a train station linking both close by. There are private garden grounds surrounding the property which are ideal for outside entertaining and a large driveway provides off street parking for several cars and there is access to a detached garage with light, power and handy overhead loft storage. We recommend viewing of this property at your earliest convenience as opportunities offering living within an established modern estate in a rural location with great transport links are few and far between.

- Entrance vestibule with built-in storage
- Hallway with under stair storage
- Ground floor WC
- Spacious living room with front facing window, Patio doors to the rear garden and a Calor gas living flame fire with fire surround
- Dining room with front facing window
- Newly fitted stunning and modern large breakfasting kitchen a superb range of base and wall grey handle less units, white stardust worktops and splashback's complimented with unit and plinth lighting, breakfast bar, gas hob with glass splashback, extractor, double oven, integrated dishwasher and free-standing double fridge freezer
- Utility room with side garden access
- Upper hallway with galleried landing, store cupboard and loft access
- Main bedroom with rear facing window and built-in open storage
- En-suite shower room with electric shower
- Bedroom two with front facing window and built-in wardrobes
- Bedroom three with rear facing window and built-in wardrobes
- Bedroom four with front facing window and built-in wardrobes
- Superb family bathroom with underfloor heating, featuring a four-piece suite with bath separate shower cubicle, wc and sink
- Oil fired central heating with new boiler and Nest controller
- Double glazing
- Quality fixtures, fittings and floor coverings including solid wood flooring
- Large driveway with space for several cars
- Detached garage with light, power and loft storage
- Large private front, side and rear gardens which are ideal for outside entertaining



Location

Fountainhall is surrounded by green fields and rolling hills. There is a busy village hall, and a well-run country primary school. It is ideally located for those who crave the rural lifestyle and is midway between Edinburgh and Galashiels. You can explore the Borders towns and it is perfect for walking, cycling or riding. Add to that the convenience of the Edinburgh City Bypass, just a twenty-minute drive, two Borders railway stations at Stow and Gorebridge just ten minutes away and Fountainhall is ideal for a relaxed commute either North or South. There are many organised events locally in cooperation with the church and community groups in Stow and Heriot.

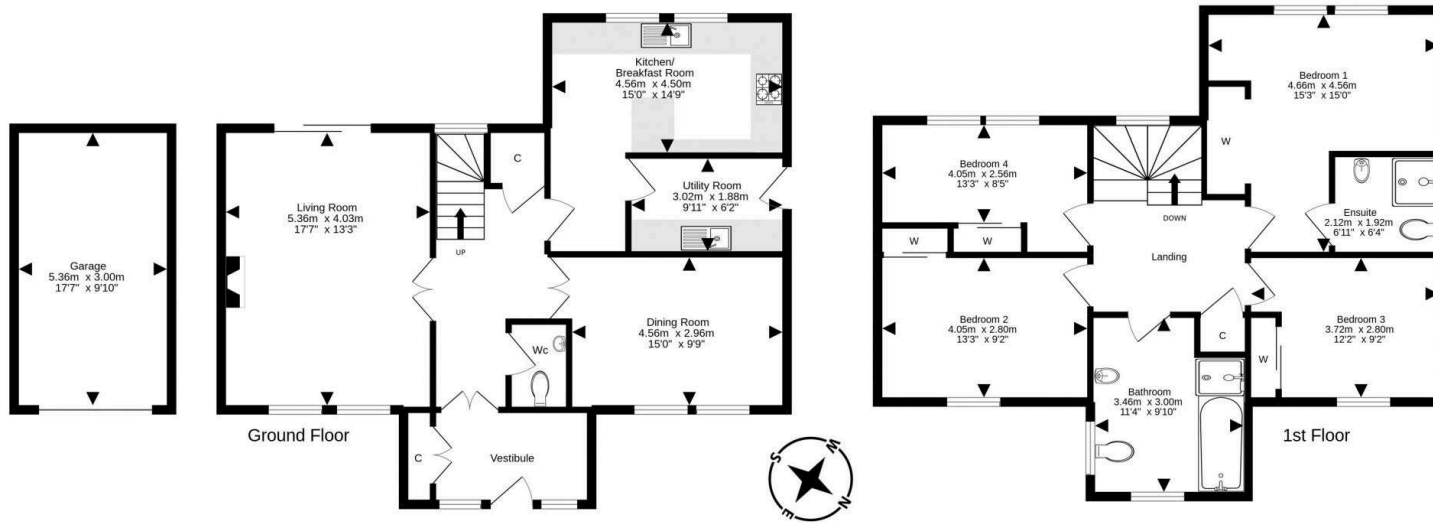
Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any integrated appliance, white goods or other movable items included in the sale. Other items may be available by negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

