



40 Craigend Road
Stow, Scottish Borders, TD1 2RN

CALL US ON 0131 447 4747

40 Craigend Road, Stow, Scottish Borders, TD1 2RN

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Reception hall with storage space beneath the stairs.
- Fabulous open plan living room/dining room/kitchen with appliances.
- Door with steps leading to rear garden.
- Two good sized double bedrooms at ground floor level.
- Contemporary fitted bath with shower.
- Stairs leading to upper level.
- Upper landing with storage in the eaves.
- Two other good sized double bedrooms one with walk-in storage cupboard.
- Air sourced heat pump heating.
- Double glazing.
- Private garden to front.
- Extensive garden area to rear with decking area.
- External storage cupboard with plumbing for automatic washing machine.
- On-street parking.



GENERAL DESCRIPTION

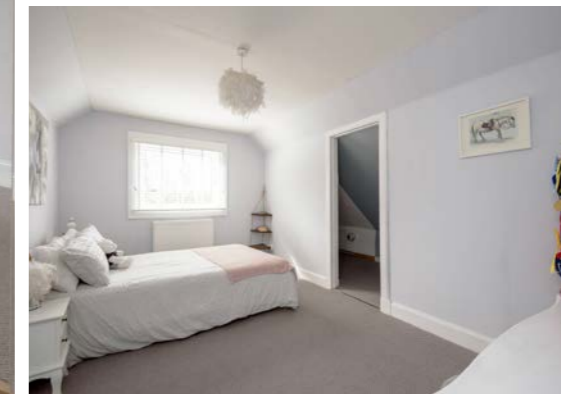
A semi-detached villa situated within the desirable village of Stow in the Scottish Borders close to Galashiels. The property would be suitable for a range of buyers and is an ideal commuter base with easy access back to Edinburgh and also the south boasting its own train station within the village. The property is brought to the market in move-in condition while there is potential to extend the property further subject to the usual planning consents.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 1/2 MILE TO STOW TRAIN STATION.
AIRPORT: APPROXIMATELY 32 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

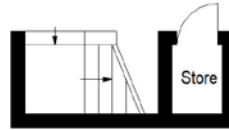
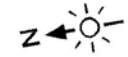
LOCATION

This fabulous property is in the sought after village of Stow, which benefits from a train station, providing links south to Galashiels, or North to Edinburgh. The journey is very commutable into the Edinburgh City Centre, making it ideal for those looking to make a move into the countryside but travelling into work a few days a week. 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. Primary schooling is available in Stow, with Galashiels Academy providing the route into Secondary. The well renowned Earlston High School also takes in applications from this area.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND ALSO THE WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED DISHWASHER, FREESTANDING RANGE COOKER AND COOKER HOOD, THE AUTOMATIC WASHING MACHINE AND TUMBLE DRYER WITHIN THE EXTERNAL STORAGE CUPBOARD ACCESSED THROUGH THE GARDEN. THE MIRRORED WARDROBES IN BEDROOM ONE AND TWO GARDEN SHEDS WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.



**Craigend Road,
Stow, TD1 2RN**



Lower Ground Floor

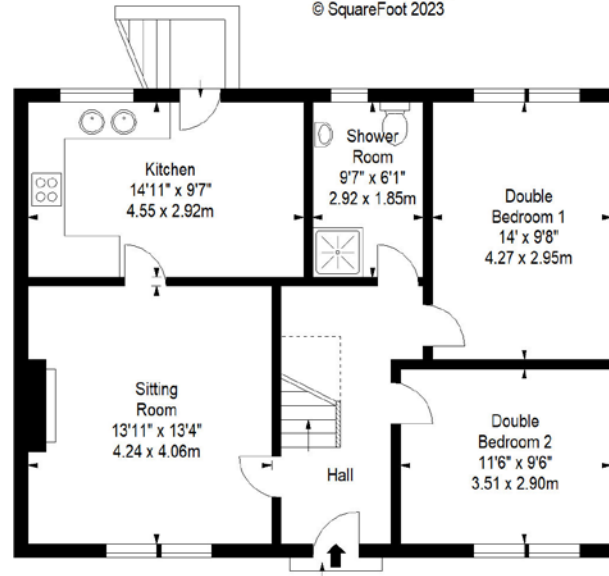
Approx. Gross Internal Area
1132 Sq Ft - 105.16 Sq M

Store

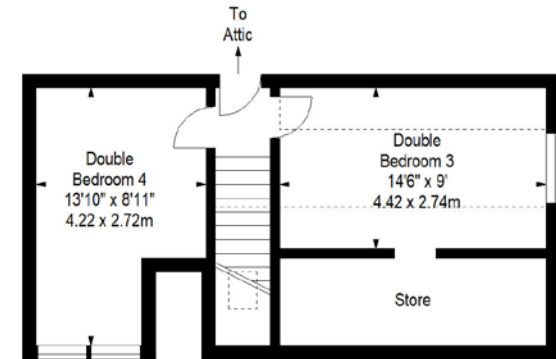
Approx. Gross Internal Area
10 Sq Ft - 0.93 Sq M

For identification only. Not to scale.

© SquareFoot 2023



Ground Floor



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING D**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.