



5 Old Stage Road, Fountainhall, TD1 2SY



Welcome

Welcome to 5 Old Stage Road, a beautifully spacious family home with three bedrooms, set within the village of Fountainhall, 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 over two levels. The property is offered to the market in a lovely condition having been improved by its current owners to provide great family accommodation, 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, a summerhouse, a number of sheds, and a large workshop/store. We recommend viewing this property at your earliest convenience as opportunities offering living within a rural village location with great transport links are rare.

- Sought-after, rural village location
- Hallway with under stair storage
- Spacious living room with dual aspect windows, log burning stove with gorgeous feature fireplace
- Open plan dining kitchen with electric range cooker and patio doors in the dining area providing rear garden access
- Ground floor bedroom one with full width fitted mirrored wardrobes
- Four-piece family bathroom with electric shower, bath with shower attachment, wc and sink
- Upper landing with store cupboard
- Bedroom two with rear facing Dormer window
- Bedroom three with rear facing Dormer window
- Double glazing, Calor gas central heating, and log burning stove
- Summerhouse with light and power
- Large workshop, large shed, smaller garden shed, and greenhouse
- Large private front, side and rear gardens which are ideal for outside entertaining and relaxation







Fountainhall

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 make Fountainhall the ideal choice 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, range cooker, summerhouse, workshop, and sheds. No warranty applies to any integrated appliance, white goods or other movable items included in the sale. Other items including white goods may be available by negotiation.





Get in touch

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Property Hub:

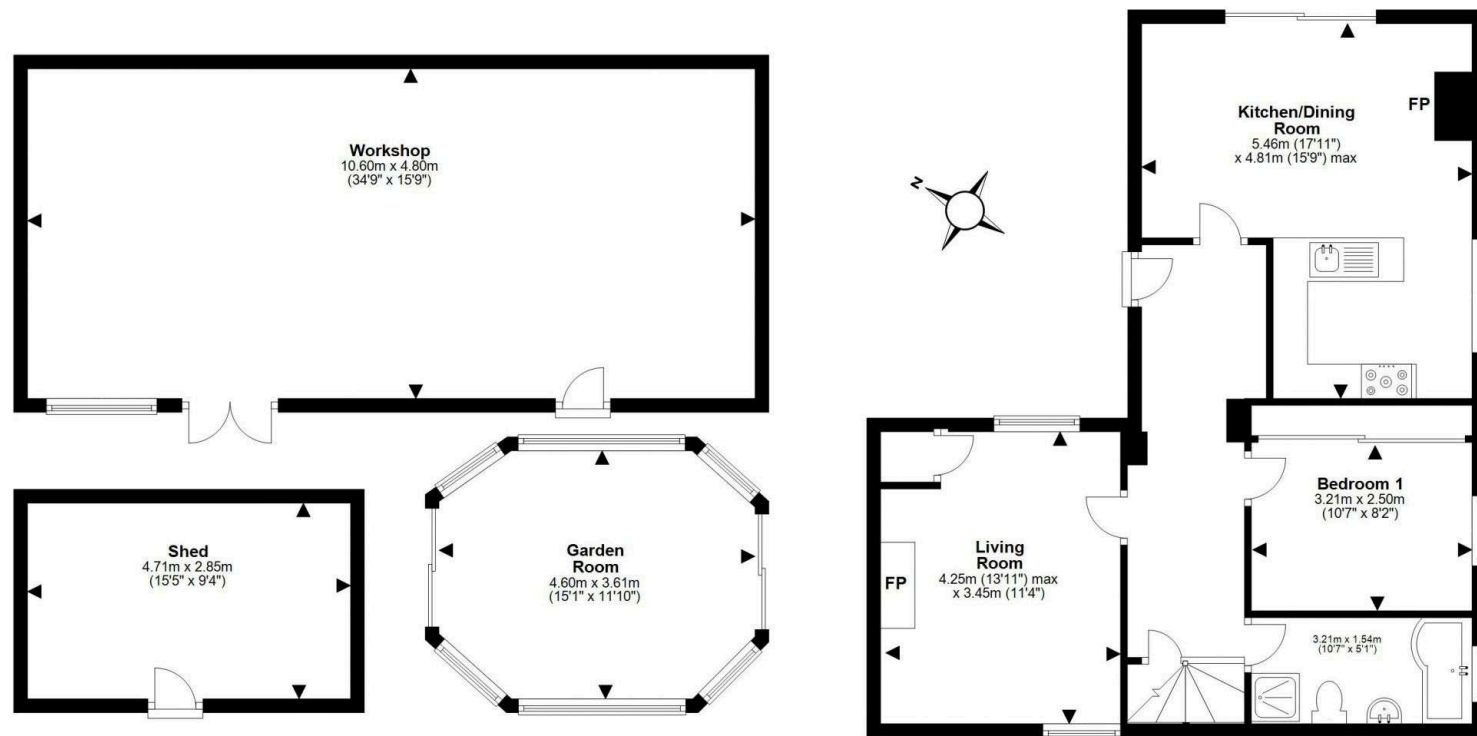
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

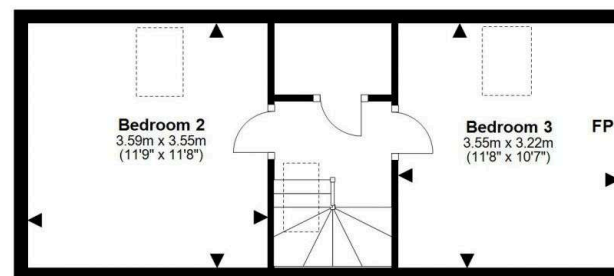
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.