



20 Wedale View is an immaculately presented four-bedroom detached family home, set within an executive development on the western fringes of Stow. The accommodation provides flexible family living, with fabulous views across the village, and is only a short walk to the Borders Railway running to Edinburgh in around forty minutes.

Internally, the accommodation comprises four bedrooms, an ensuite shower room, a family bathroom, a sitting room, a dining room, a family room, a breakfasting kitchen, a utility room, and a downstairs wc. On the lower ground floor there are double doors from all reception rooms leading out into the garden, plus a covered terraced area, a particular feature.

The property also has quality fixtures and fittings, integrated appliances which includes a music system through a number of rooms.

Externally, the property benefits from an enclosed garden to the rear the house, which is mainly laid to lawn, plus garden frontage and parking for two cars on the monobloc driveway to the front of the integral double garage.

Edinburgh and most Border towns are readily available from this highly accessible location, and the property is within walking distance of the aforementioned railway station, with a service that runs from Edinburgh to Tweedbank.

Galashiels 7.5 miles. Edinburgh 26 miles. Melrose 12 miles. Lauder 5.5 miles.

(All distances are approximate)

Location:

20 Wedale Views is situated on the western edge of the village of Stow, and a very short walk to the Borders Railway station, running to Edinburgh. The village of Stow has amenities which include a village shop, pub and health centre, whilst 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. Local tourist attractions include Old Gala House and Abbotsford House, the former home of Sir Walter Scott, with its award winning visitor centre as well as many other attractions in nearby Melrose and other Border towns. Among the independent shops in Galashiels there is also a cinema, a health centre, a swimming pool, gym, dentists, orthodontist and a new Transport Interchange built primarily around the new train station in conjunction with the Borders Railway which is a particular bonus. Local sports teams include Gala RFC, Gala Fairydean FC, and Gala CC and local festivals include the historic Common Ridings held in the summer which is of particular note amongst neighbouring towns and villages.

There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf at Galashiels and Lauder, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way.

Primary schooling is available in Stow with secondary schooling at Galashiels Academy, for which there is a school bus service. The well known St. Mary's Prep School is located in Melrose, to the South, along with a further selection of public schools in or around Edinburgh to the North. The Borders General Hospital, the largest hospital in the Scottish Borders is only twelve or so miles away on the fringes of Melrose.

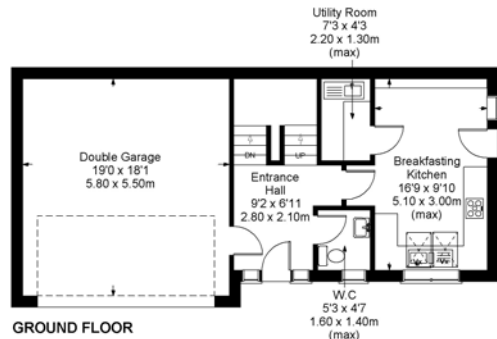
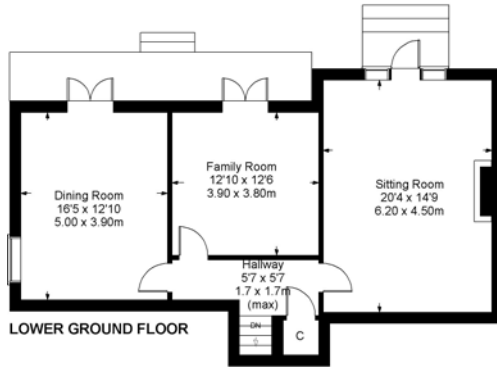
Stow sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with the aforementioned station in the town. There is also a busy bus service which runs from the Interchange, beside the railway station in Galashiels with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns.

Edinburgh International airport – offers an excellent choice of destinations and is 32 miles away.



20 Wedale View, Stow, Galashiels TD1 2SJ

Approximate Gross Internal Area
2,600 sq ft - 242 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2017



DIRECTIONS:

For those with satellite navigation the postcode for the property is: TD1 2SJ

Coming from Edinburgh take the A7 South signposted Carlisle and Galashiels. Continue South on the A7, passing Heriot, on your right. Approximately nine miles after the turning for Heriot, you will enter the northern side of Stow. Continue into Stow and take the first right turn after the zebra crossing, halfway through the village. Follow the road, over the railway bridge and you will come to the entrance of the development on your left. 20 Wedale View sits on your left hand side, halfway down.

Coming from Galashiels take the A7 to Stow, and turn left immediately before the zebra crossing, and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, gas central heating (communal LPG supply), telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: G

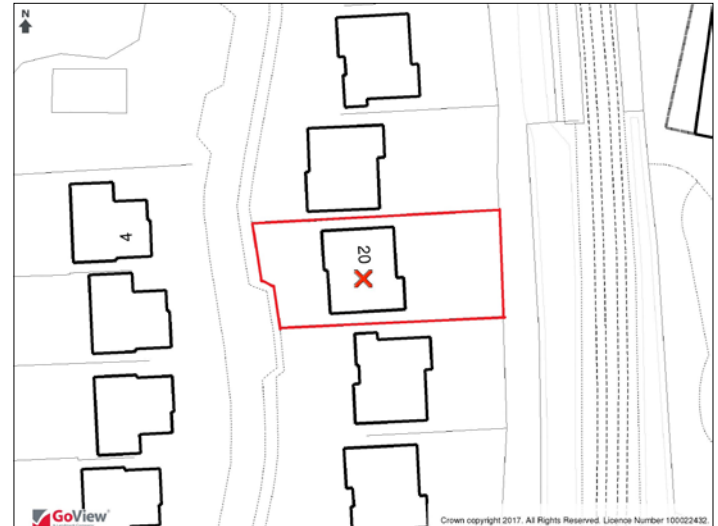
EPC Rating:

Current EPC: C75

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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