



13 Fleming Place is an immaculately presented two-bedroom semi-detached bungalow situated in the popular Borders village of Fountainhall. With charming views to the rear over the rolling countryside, the property is within five miles of the Borders Railway station at Stow, which runs to Edinburgh, whilst also benefitting from a primary school in the village of Fountainhall, and access to the open countryside on the doorstep.

Internally, the bright and welcoming accommodation lies across one level and comprises two bedrooms, a shower room, a sitting room, and a breakfasting kitchen. A particular feature is the full-length attic with loft ladder access, which has been converted into a most versatile and useful space. With additional deep storage cupboards in the bedrooms the property is also double glazed and benefits from oil fired central heating, as well as a multifuel stove in the sitting room providing an excellent source of secondary heat.

Externally, the property has driveway parking for a couple of cars, and under the carport at the side. There is also a pedestrian gate, with paved path, leading to the front door with attractive garden ground to the front which is mainly laid to gravel, with some lovely borders and flower beds. To the rear lies the most beautifully maintained garden, comprising a network of gravelled paths through well stocked heathery beds which are bursting with colour. An area to sit out, accessed from the kitchen, and a spacious summer house offer a great space for more informal entertaining. The garden and views are a wonderful addition to this charming home and should be viewed to be appreciated.

Edinburgh and Galashiels are also readily available from this highly accessible location with the A7 providing links to Edinburgh in the North and Carlisle in the South, and Stow, with railway station under five miles away.

Galashiels 12.5 miles. Edinburgh 23.5 miles. Stow 4.5 miles. Gorebridge 10 miles

(All mileage is approximate)

Location:

Fountainhall is a small village situated in the Scottish Borders. With the countryside on its doorstep, it is just over twenty miles south of Edinburgh, with a railway station at Stow just under five miles away to the South, which also has a health centre and village shop. With a primary school and village hall, Fountainhall provides an easily accessible route to Edinburgh or to the principal Borders town of Galashiels twelve and a half miles away, that offers a fuller range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Among the independent shops in Galashiels there is also a cinema, a swimming pool, gym, dentists, and orthodontist.

Along with a number of local tourist attractions in the area, there are also a variety of outdoor pursuits that include fishing, fieldsports, horse riding, golf, mountain biking, and a selection of walks. Primary schooling is available in the village with secondary schooling at Galashiels Academy, for which there is a school bus service, with Edinburgh also offering a good selection of independent schools.

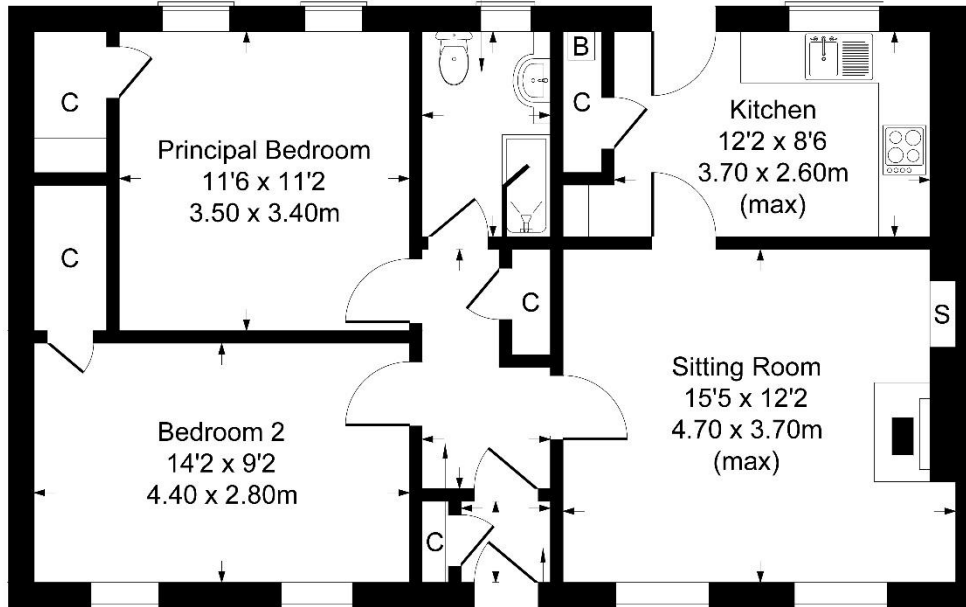
The Borders General Hospital, the largest hospital in the Scottish Borders lies on the fringes of Melrose, a few miles beyond Galashiels.

Fountainhall can be reached by the A7 which runs adjacent to the village 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 an aforementioned station in the village of Stow, and Edinburgh International airport, around twenty-eight miles away, also offers an excellent choice of destinations.



13 Fleming Place, Fountainhall, Stow TD1 2TA

Shower Room
7'10 x 4'11
2.40 x 1.50m
(max)



Reception Hall
9'2 x 4'7
2.80 x 1.40m
(max)

Vestibule
2'11 x 2'7
0.90 x 0.80m
(max)

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2024



Directions:

For those with satellite navigation the postcode for the property is: TD1 2TA
Coming from Edinburgh take the A7 South signposted Carlisle and Galashiels. Proceed South on the A7 passing Heriot on your right. Approximately three miles further on, take a right turn onto Old Stage Road, signposted Fountainhall. Follow the road for just over half a mile and you will reach Fountainhall. Turn right into Fleming Place, and Number 13 sits on your left-hand side, halfway up.
Coming from Galashiels proceed North on the A7, towards the village of Stow. On entering Stow turn left at the crossroads onto Station Road and proceed over the railway line, turning right onto Old Stage Road. Continue on for around four miles until you reach Fountainhall, turning left into Fleming Place, and you will come to Number 13 on your left-hand side, halfway up.

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, oil fired central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: B

EPC Rating:

Current EPC: D58

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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