



Dunedin, 39 Townfoot, Stow
Offers Over £390,000

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Dunedin is an extremely attractive detached family home, occupying a pleasant corner setting in the sought after commuter village of Stow. The property, which dates back to the early 1900's, provides substantial accommodation which is arranged over three floors creating a flexible layout which would be suitable for use as a bed and breakfast if desired and, as it is, a wonderful family home. It is presented throughout in good decorative order boasting many original period features such as fireplaces, coving to the ceilings, and a lovely feature stained glass window to the first floor landing. Outside, there are generous gardens surrounding the house, providing the perfect environment for children and/or pets, whilst a drive and double garage provide very convenient off road parking. There are two very useful outhouses and a greenhouse in the back garden.

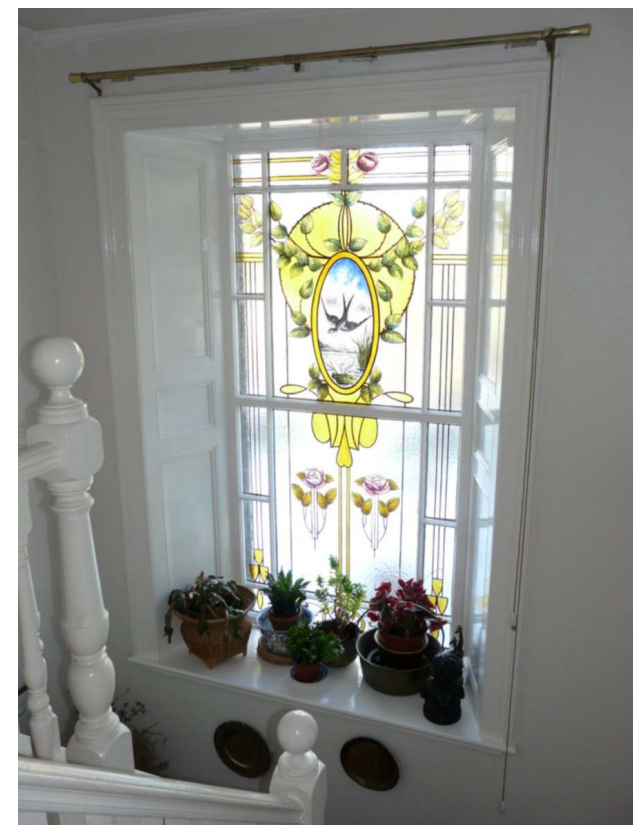
VESTIBULE HALL LOUNGE
DINING ROOM DINING KITCHEN
UTILITY DOWNSTAIRS BATHROOM
SIX BEDROOMS STUDY/BEDROOM SEVEN
SECOND BATHROOM
OIL FIRED CENTRAL HEATING
GENEROUS GARDENS OUTBUILDINGS
GARAGE DRIVE
VIEWING CONSIDERED ESSENTIAL
OFFERS OVER £390,000

LOCATION

Straddled by the A7, the village of Stow is well placed for the commuter, just 25 miles from Edinburgh city centre and within easy reach of the central Borders town of Galashiels, as well as many of the other towns and villages within the region. The village enjoys an active community life and offers facilities such as a village store/post office, bowling green, park, play group, coffee shop/gallery, new health centre, town hall, multi sports court, church, and a modern primary school, whilst a wider range of shopping and recreational amenities, as well as secondary schooling, is on hand in Galashiels. Stow benefits from a half hourly bus service to Edinburgh city centre (X95), and as part of the new Waverley Line the village is to receive a train station.

DIRECTIONS

Travelling from Galashiels on the A7 pass Stow church on the right. At the crossroads turn right into the main street of the village, signposted Lauder. Proceed past the Post Office and cafe on the left and the town hall on the right. As the road swings to the left to climb the Lauder hill Dunedin sits on a corner plot with a stone wall boundary. It is set back from the road and faces a wood.



GROUND FLOOR

VESTIBULE: 5'8" X 3'1" (1.76M X 0.94M)
HALL: 12' X 6'6" (3.65M X 2.01M)
LOUNGE: 19'2" X 12'2" (5.85M X 3.71M)
DINING ROOM: 12'10" X 12'4" (3.95M X 3.77M)
DINING KITCHEN: 21'5" X 8'8" (6.55M X 2.68)
UTILITY: 14'9" X 5'2" (4.54M X 1.58M)
BATHROOM: 11'6" X 7'4" (3.53M X 2.25M)



FIRST FLOOR

BEDROOM ONE: 14'2" X 12'4" (4.32M X 3.77M)
BEDROOM TWO: 11'3" X 10'7" (3.44M X 3.26M)
BEDROOM THREE: 11'6" X 10'4" (3.53M X 3.16M)
STUDY/FURTHER BEDROOM: 7'2" X 7' (2.19M X 2.13M)
SECOND BATHROOM: 11'6" X 6' (3.53M X 1.82M)

SECOND FLOOR

BEDROOM FOUR: 17'6" X 8'2" (5.36M X 2.49M)
BEDROOM FIVE: 12'7" X 12'10" (3.93M X 3.87M)
BEDROOM SIX: 12'7" X 8'5" (3.87M X 2.59M)





OUTSIDE:

The property sits upon a very generous plot, extending to the front, side and rear. The front garden comprises an area of lawn and a drive which leads into the double garage providing convenient private parking. To the rear, the garden is particularly private and enjoys lovely views to the surrounding countryside. There are two very useful outbuildings at the back of the garage which could be used for a variety of different purposes, and there is a greenhouse in the back garden.

SERVICES:

Mains drainage, water and electricity. Oil fired central heating.

FIXTURES AND FITTINGS:

The sale shall include all carpets and floor coverings, light fittings and the kitchen and bathroom fittings.

ENERGY PERFORMANCE CERTIFICATE RATING:

E

VIEWING:

By appointment with the Selling Agents.

ENTRY:

By mutual agreement.

SELLING AGENTS:

CULLEN KILSHAW Solicitors and Estate Agents
27 Market Street, Galashiels, TD1 3AF.

Telephone: 01896 758 311 Fax: 01896 661 115

Email: gala@cullenkilshaw.com

Website: www.cullenkilshaw.com

PRICE:

Offers Over £390,000 are invited and should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest or any offer.

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