

Galbraith



11 WEDALE VIEW, STOW
GALASHIELS, SCOTTISH BORDERS



11 WEDALE VIEW, STOW GALASHIELS, SCOTTISH BORDERS TD1 2SJ

Excellent family home in a desirable location with great commuter links.

Galashiels 7.5 miles ■ Edinburgh City By-pass 20 miles

Edinburgh Waverley 42 minutes

- 3 reception rooms, 4 bedrooms
- Stow is a popular and scenic residential village.
- The house is within comfortable walking distance of Stow Railway Station, primary school and village centre.
- Wedale View is a small development of executive houses.
- End of terrace situation.
- The versatile family sized accommodation is bright and spacious.
- Well-presented throughout.
- Sheltered side and rear garden.

Galbraith

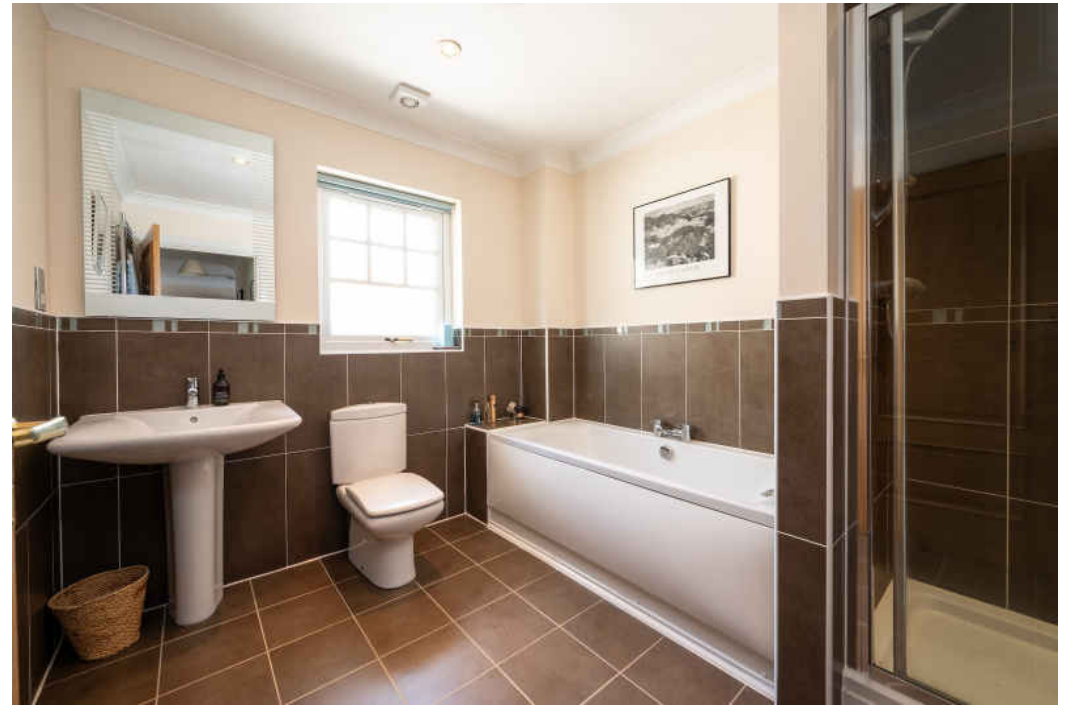
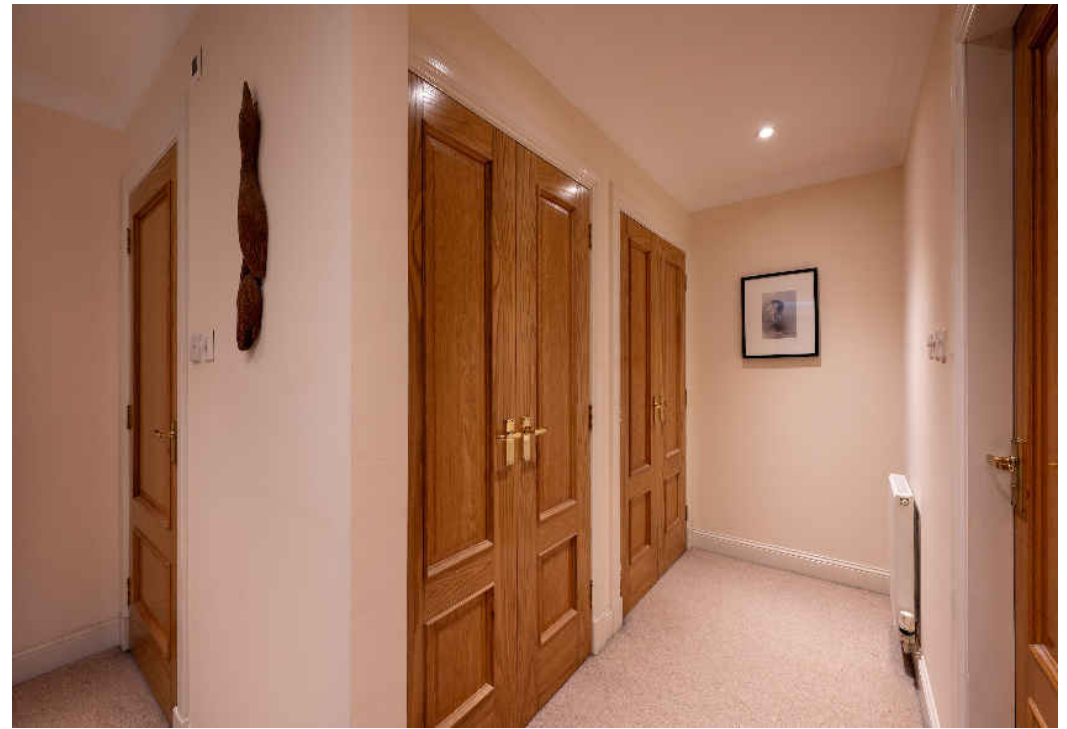
Scottish Borders

07867 977 633

Polly.cregan@galbraithgroup.com

A member of
OnTheMarket





SITUATION

11 Wedale View is in an enviable, end of terrace location of Wedale View, a small and exclusive development in an elevated position on the western edge of Stow.

The village of Stow is situated in the Gala Water valley and is surrounded by scenic farmland. Stow provides many local services including a primary school, modern health centre, cafe and a well stocked village shop and post office. There are also a number of leisure facilities in the village including an all weather multi-court, bowling club, park and the opportunity to join local clubs and hobby groups.

The village of Stow is exceptionally well placed for those seeking a rural lifestyle whilst being in easy commuting distance of Edinburgh. Stow is 20 miles from Edinburgh city by-pass via the A7 which runs through the village.

The train station is within comfortable walking distance of Wedale View and provides a regular service to and from the capital. Galashiels lies approximately 7 miles south of Stow and is also easily accessed by both road and rail. Galashiels benefits from a good range of shops (including 2 major supermarkets) and a wide variety of recreational and sporting facilities as well as a secondary school.

The Borders General Hospital and Scottish Borders Council headquarters are both within easy reach.

DESCRIPTION

11 Wedale View was completed in 2008 and provides light and spacious family sized accommodation. The house was finished to a high standard and includes a partially integrated music system and Cat5 wiring. The interior is neutral in décor and ready to walk in to.

The house was designed to take advantage of the surroundings. The split level design creates an interesting home and ensures the family sized accommodation is adaptable.

A roof terrace, accessed from the sitting room on the first floor, provides a peaceful outdoor space to take in the far reaching views to the south. When 11 Wedale View was built great provision was made for built in storage throughout the property



ACCOMMODATION

Ground Floor:

Access to integrated garage, hall with WC off, kitchen, dining room, family room, utility room, bedroom.

First Floor:

Sitting room, principal bedroom with dressing area and en suite shower room, 2 further bedrooms, family bathroom with sauna.

GARDEN AND GROUNDS

Integrated double garage. Garden store. Monoblock off street parking. Timber garden shed. The garden is set out to the side and back of the house. The predominantly flat area is mostly laid to lawn and surrounded by mature trees and shrubs that provide both privacy and shelter. The paved terrace, also accessible from the family room, offers an suitable area for al fresco dining

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Main	Main	Main	Gas (communal LPG supply)	Band G	C77

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

DIRECTIONS

Heading south on the A7 turn right at the crossroads in the middle of the village. Continue along Station Road, past the primary school and over the bridge. Wedale View is the next turn to the left. 11 is at the southern end of the cul-de-sac.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: hello.disolves.tweezers

POST CODE

TD1 2SJ

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

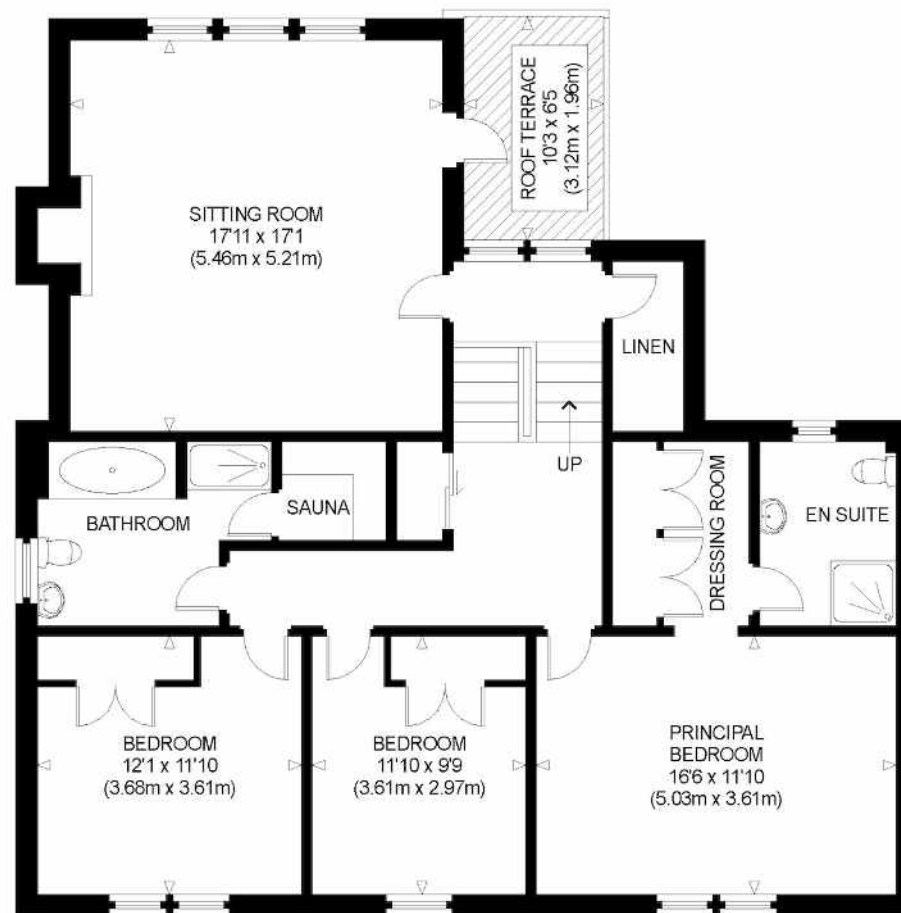
MORTGAGE FINANCE

Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com



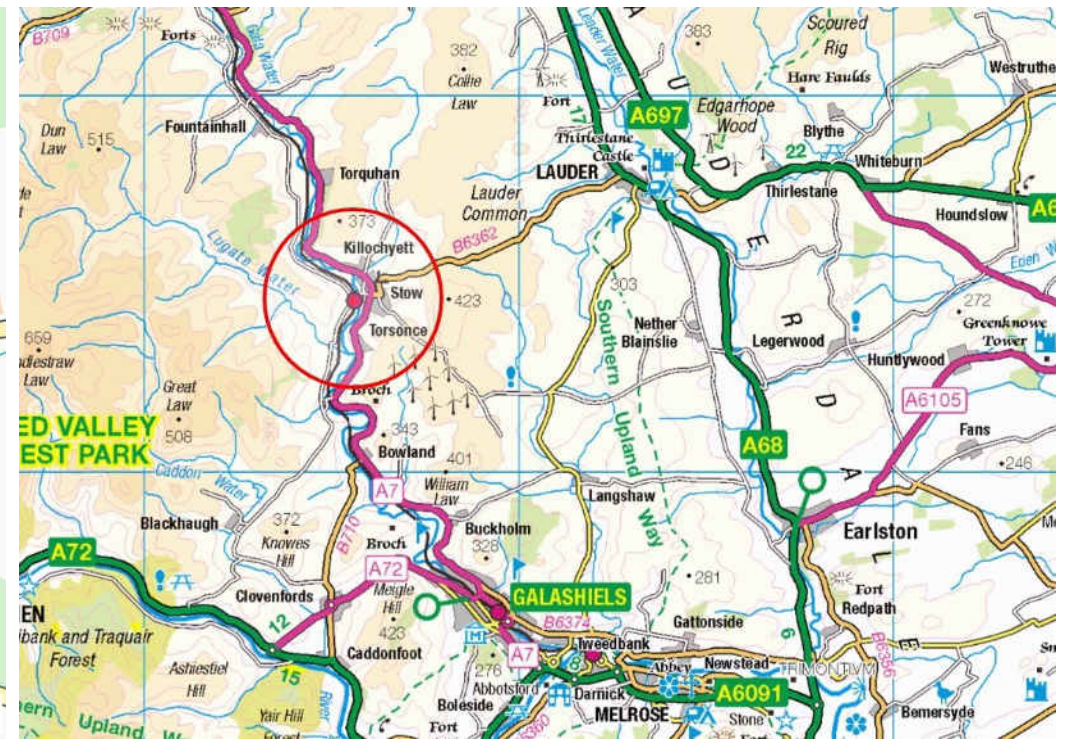


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1298 SQ FT / 120.6 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1228 SQ FT / 114.1 SQ M

WEDALE VIEW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2526 SQ FT / 234.7 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2023.

