



## 23 Wedale View

Stow, Galashiels, Scottish Borders, TD1 2SJ

**Galbraith**

## Excellent family home with great commuter links.



Galashiels 7.5 miles   Edinburgh City by-pass 20 miles   Edinburgh Waverley 42 minutes (by train)



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Stow is a popular and scenic residential village.

The house is within very easy walking distance of Stow Railway Station.

Wedale View is a small development of executive houses.

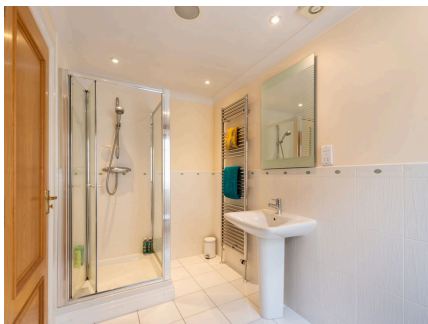
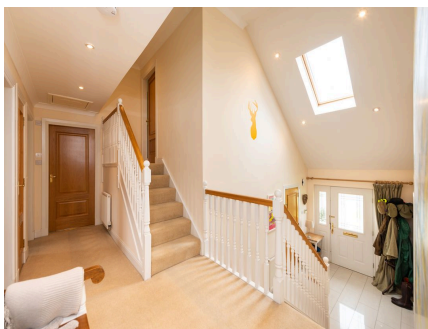
The versatile family sized accommodation is bright and spacious.

Well presented throughout.

Enclosed front garden.

**Offers Over £420,000**





## Situation

Wedale View is a small and exclusive development in an elevated position on the western edge of Stow. The peaceful 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, café, well stocked village shop and post office plus a bespoke bookshop. A bistro can be found in the nearby Station House. 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 clubs and hobby groups.

The village of Stow is exceptionally well placed for enjoying a rural lifestyle whilst being in easy commuting distance of Edinburgh.

The A7 runs through Stow, it is 20 miles to Edinburgh city by-pass and the nearby train station is within very easy walking distance of 23 Wedale View. 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. There are several primary schools together with a secondary school located in the town. The Borders General Hospital and Scottish Borders Council headquarters are both within easy reach.

# Description

23 Wedale View was first occupied in 2012 and is a light and spacious detached home in excellent decorative order. The versatile, family sized accommodation comprising 3 reception rooms and 4 bedrooms is laid out in a split level design and makes the most of the tremendous easterly views. A particular feature is the inclusion of Juliet balconies leading off bedrooms 1 and 4.

The house is finished to a high standard with neutral décor and is in walk-in condition. A sheltered terrace at the front of the house can be accessed from the three reception rooms and makes an al fresco extension to the living space.

## Ground Floor:

Sitting room, dining room, television room, kitchen/diner, utility room, cloakroom.

## First Floor:

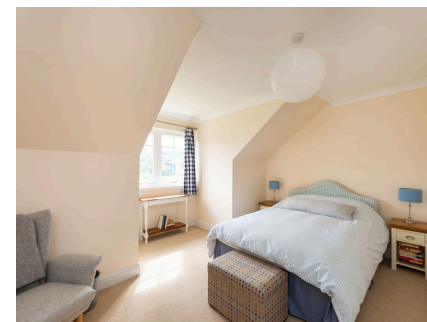
Bedroom 1 with en suite shower room, 3 further double bedrooms, family bathroom.

Integrated double garage. Monoblock off street parking.

To the rear there is a decked terrace along the whole of the rear elevation which can be accessed from the dining, sitting and television rooms. The flat garden is fully enclosed and provides a secure outdoor space predominately laid to lawn.

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.







#### 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 01/06/2022.

#### ANTI MONEY LAUNDERING (AML) REGULATIONS:

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

# Plans

Total Area: 2552 sq.ft



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2552 SQ FT / 237.1 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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[www.photographyandfloorplans.co.uk](http://www.photographyandfloorplans.co.uk)

## Viewings

Strictly by appointment with Galbraith Kelso Tel: 01573224244 Email: [kelso@galbraithgroup.com](mailto:kelso@galbraithgroup.com)



### Listing

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### Tenure

Freehold

### Local Authority

Scottish Borders Council

### Council Tax

G

### EPC

D



## Services

### Water

Mains Supply

### Electricity

Mains Supply

### Drainage

Mains Supply

### Central Heating

Gas

### Internet

Sky Broadband



## Additional Information

Solicitors: Brodies, Capital Square, 58 Morrison Street, Edinburgh, EH3 8BP





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**Galbraith**