The Manse, 209 Galashiels Road, Stow, Galashiels, TD1 2RE

Property Description

Bright and spacious, five-bedroom, former manse, with four-public rooms, located in the village of Stow, Galashiels.

This charming property which is in need of some modernisation retains many of its original features including period cornicework, a beautiful wooden staircase and fireplaces throughout.

The accommodation comprises; an entrance vestibule, entrance hall, drawing room, dining room, sitting room, study, kitchen, cloakroom, utility room, butler’s pantry, five bedrooms, dressing room / study and family bathroom.

Externally there is a large driveway leading to the property and there are private garden grounds bounded by walls and fencing.

The property enters to a spacious vestibule which leads to the hallway with a wooden staircase. The bright living room has wooden framed windows and cornicework. The ground floor also features the drawing room, dining room, sitting room, study and cloakroom with WC.

The modern kitchen is located to the rear and benefits from wall and base units as well as an electric oven and canopy. There is also a large fridge/freezer and wood effect laminate flooring.

The five double bedrooms are situated on the first floor to both aspects and all feature carpeted flooring. The family bathroom features a three-piece suite.

There is no gas at the property but there is a mains electricity and water supply. There is a full oil fired central heating system and this is served by a combination boiler. Drainage is to the public sewer.
Area Description

Stow is a village located in the Scottish Borders, near Galashiels. The property itself is situated in a private residential area in the centre of the village.

The village enjoys an active community life and offers facilities such as a train station, village store/post office, bowling green, park, play group, coffee shop/gallery, new health centre, town hall, multi sports court and a modern primary school.

Stow is a perfect commuter village with the local train station on the Scottish Borders Railway line providing a service to Edinburgh city centre in approx. 45 minutes.

More comprehensive facilities are available in the nearby town of Galashiels which offers an excellent range of amenities, from major retailers to sporting and leisure facilities, as well as education for all ages. The area is renowned for its beauty, places of historic interest and is only around 26 miles from Edinburgh.
**Viewing Arrangements**

Viewing is by appointment with The Church of Scotland Law Department on 0131 240 2263.

**Offers**

Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-

The Church of Scotland Law Department  
121 George Street  
Edinburgh EH2 4YN  
Telephone 0131 240 2263  
Fax 0131 240 2246  
Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

This and our other properties for sale can be viewed at www.cofsproperties.org.uk

The Church of Scotland General Trustees-Scottish Charity No SC014574