

# 49 Earlston Road

STOW, BORDERS, TD12RL



*Stunning four-bed semi-detached cottage, spacious garden and beautiful views over the countryside*



01896 800 440



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal are delighted to present this four-bedroom semi-detached cottage in Stow. The property has been fully renovated by the current owners to a very high standard and is in excellent walk-in condition. The cottage showcases excellent views of the countryside out of every front-facing window. The cottage immediately catches the eye, standing on the far left on a row of cottages with the sprawling countryside directly behind you.

# THE LOUNGE



Coming through the front door, the work of the current owners becomes instantly apparent. On your right, you have the finely finished living room fitted with a very high-quality stove and a walkway through to the kitchen.



# THE KITCHEN



This modern kitchen is fitted with integrated appliances throughout, solid wood workspaces, an island, and a superb cooker fit for feeding a big family. You will also find a large utility room just off the kitchen.





On your left from the front door, you have the first of four double bedrooms, this one doubles up as a play area with a fold-up bed. A perfect space for keeping the kids busy by day, and for visiting guests by night.

# BEDROOM/PLAYROOM







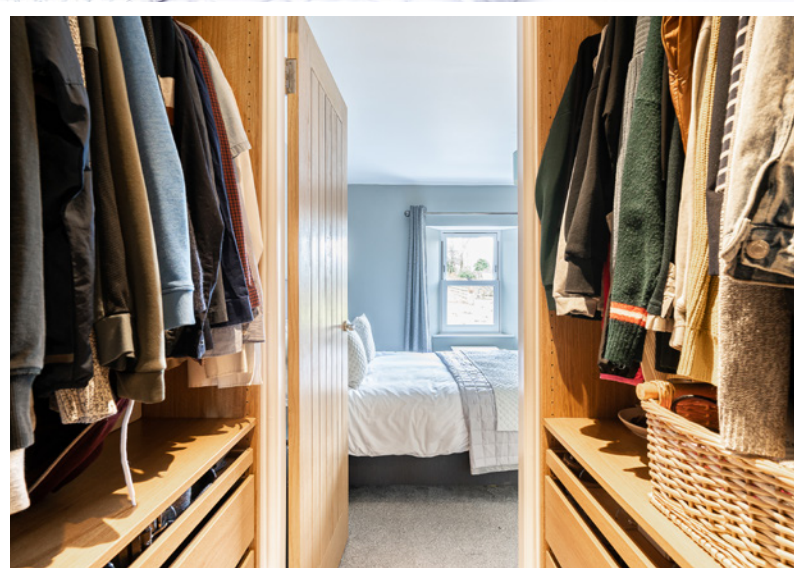
Moving upstairs, you will find the master bedroom on your left, and another double on your right.

The master bedroom is well spaced for a king-size bed with a walk-in wardrobe and a two-piece en-suite and views across the country.

# THE MASTER BEDROOM









# BEDROOM 2





# THE BATHROOM







The top floor provides the final of the four double bedrooms and a storage room. Possibly one of the most relevant features is space for a home office, with views to keep you entertained on those long days.

# STORAGE ROOM





# BEDROOM 4





The property benefits from a large garden, acting as the perfect sun trap coming into the summer months. Un-allocating street parking is situated out front, although there is never a worry of finding a space on this quiet, countryside road.

Early viewing is absolutely imperative as this property will not be around for long in the current market!

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

## Ground Floor

Lounge	4.70m (15'5") x 3.40m (11'2")
Kitchen	5.40m (17'9") x 4.10m (13'5")
Utility	2.30m (7'7") x 1.30m (4'3")
Bedroom/Play Room	4.70m (15'5") x 2.60m (8'6")

## First Floor

Bedroom 1	3.70m (12'2") x 3.40m (11'2")
-----------	-------------------------------

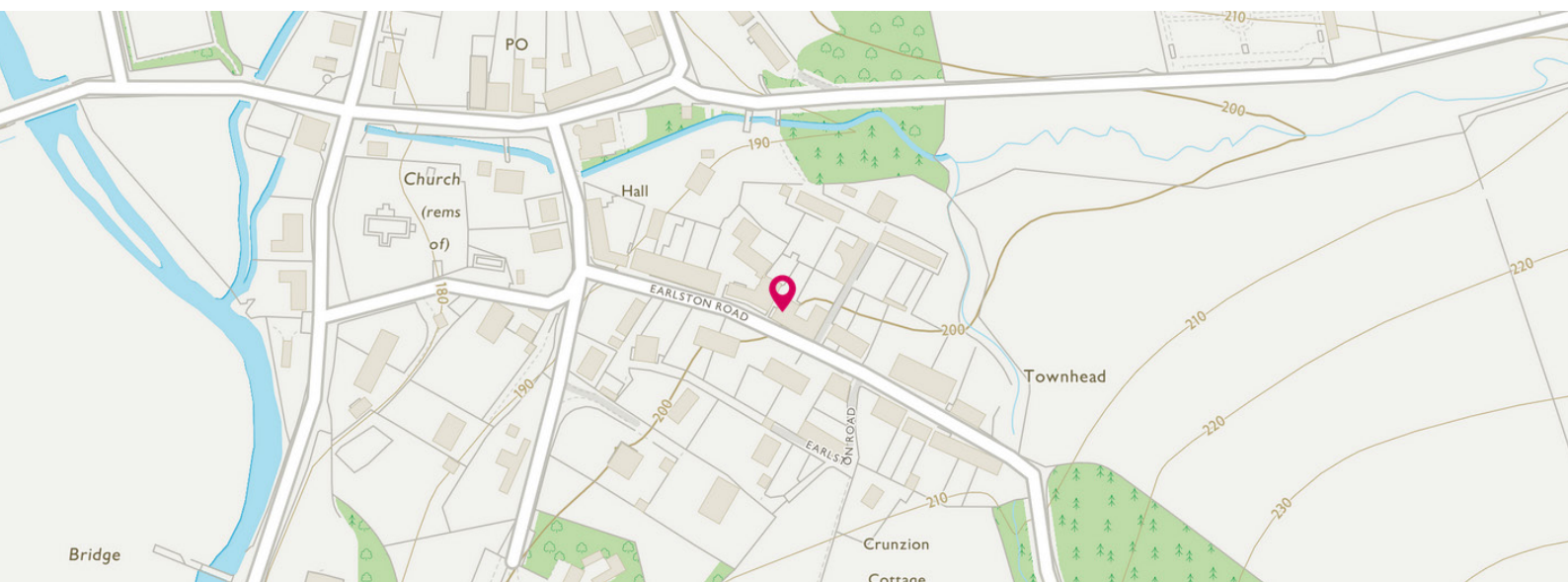
En-suite	1.70m (5'7") x 1.50m (4'11")
Walk-in Wardrobe	2.00m (6'7") x 1.50m (4'11")
Bedroom 2	3.70m (12'2") x 2.20m (7'3")
Bathroom	2.70m (8'10") x 1.80m (5'11")

## Second Floor

Bedroom 4	3.50m (11'6") x 3.10m (10'2")
Storage Room	3.10m (10'2") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 126m<sup>2</sup>

EPC Rating: D





# THE LOCATION

This beautiful property is in the sought after village of Stow, which benefits from a train station, providing links south to Galashiels, or North to Edinburgh. The journey is very commutable into the Edinburgh City Centre, making it ideal for those looking to make a move into the countryside but travelling into work a few days a week.







An attractive village, there is also a shop with a post office, a coffee shop and a health centre. As well as being a social hub with a range of activities, there is a very active pre-school, an excellent primary school, and a local church.

The principal Borders town of Galashiels only seven and a half miles away, with a population of 12,000, offers a fuller range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer.

Primary schooling is available in Stow, with Galashiels Academy providing the route into Secondary. The well renowned Earlston High School also takes in applications from this area.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01896 800 440

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**ANDREW DARCY**  
Property Surveyor



Professional photography  
**ERIN MCMULLAN**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.