



1 Station Road, Stow, TD1 2SQ



- Spacious Attic Apartment
- Breakfasting Kitchen
- 2 Double Bedrooms
- Stunning Surrounding Views

- Living Room with Turret Feature
- Bathroom & Storage
- Partial Electric Heating & Stove
- Commuter Village Location

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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#### LOCATION:

Stow is a charming village nestled in the rolling hills of the Scottish Borders, approximately seven miles north of Galashiels. With a strong sense of community and a rich history dating back to medieval times, Stow offers a peaceful rural lifestyle while remaining well-connected. The village benefits from a railway station on the Borders Railway, providing direct links to Edinburgh in under an hour, making it ideal for commuters. Surrounded by scenic countryside, with local amenities including a primary school, shop, and restaurant / bar, Stow is an increasingly sought-after location for families and professionals alike.

#### DESCRIPTION:

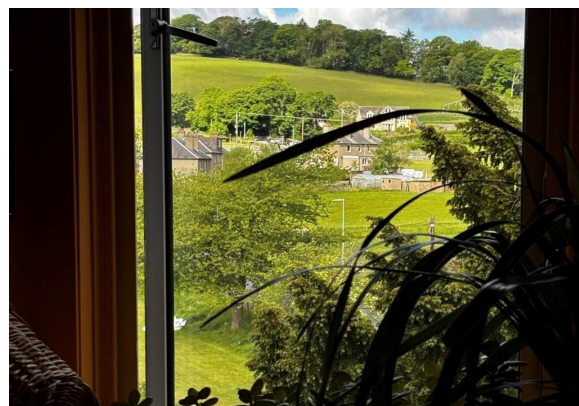
This exceptional attic apartment is set within a striking detached building that houses three spacious residences. Offering generous and versatile accommodation, the property features two double bedrooms, a well-appointed bathroom, breakfasting kitchen and a bright living room with a unique turret feature that adds character and charm. Every window boasts an impressive view, whether it's the bustling street scene, railway lines meandering through the valley, or the rolling countryside beyond. Full of personality and natural light, this truly unique home must be seen to be fully appreciated.

#### EXTERNALLY:

There is no garden space. The property has a shared access with a shared stairwell.

#### SERVICES:

Mains Electric, Water & Drainage.



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FLOOR PLAN:

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- ENTRANCE HALL (2.96M X 2.12M)
- LIVING ROOM (5.09M X 3.64M)
- BATHROOM (2.08M X 2.13M)
- BEDROOM 2 (3.91M X 3.54M)
- BEDROOM 1 (5.06M X 3.94M)
- TURRET BAY (2.17M X 2.09M) at widest
- KITCHEN (3.50M X 3.34M)

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#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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