



Galbraith

13 STILL HAUGH

FOUNTAIN HALL, GALASHIELS, SCOTTISH BORDERS



13 STILL HAUGH, FOUNTAINHALL GALASHIELS, SCOTTISH BORDERS

Impressive family home with detached double garage and gardens.

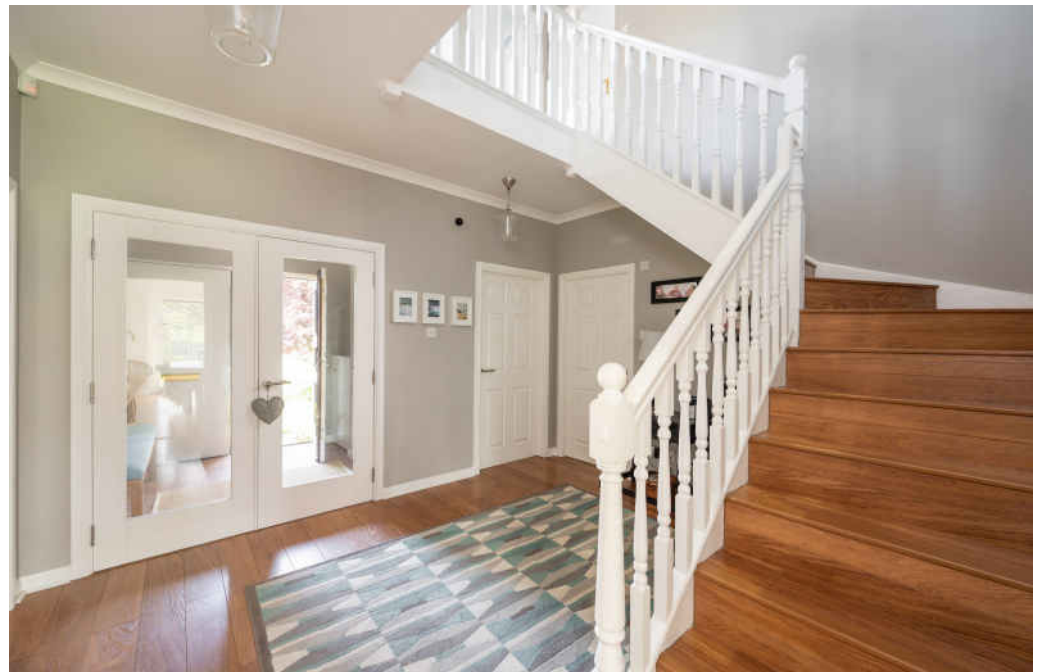
Stow 4 miles ■ Galashiels 13 miles ■ Edinburgh 20 miles

- 2 reception rooms, 6 bedrooms, 3 bathrooms.
- Immaculate family home with detached double garage & driveway.
- Private enclosed garden, affording a good degree of privacy.
- Enjoying a quiet corner setting.
- Approximate gross internal floor area 199 sq.m.
- LPG gas central heating, double glazing.

Galbraith

Scottish Borders
01573 224 244
kelso@galbraithgroup.com

A member of
OnTheMarket





SITUATION

Fountainhall is a village in the Scottish Borders, approximately 20 miles south of Edinburgh and with a good rail connection via the nearby Borders Railway at Stow, 4 miles south. The village has a primary school and village hall, with a wide range of services, from traditional doorstep milk and groceries, to supermarket deliveries. There are many organised events locally in connection with the church and community groups in Stow and Heriot for those looking to move to the country yet within easy reach of Edinburgh and city life.

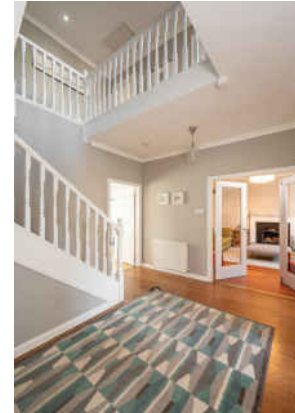
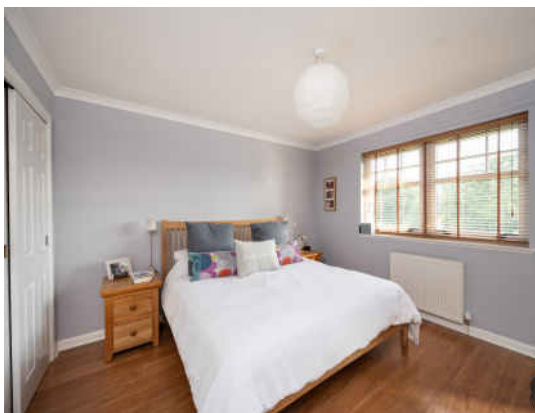
The Scottish Borders as a whole is renowned for spectacular scenery and unspoilt beauty, the area offering numerous outdoor pursuits with a plethora of activities including country walks, cycle routes & horse riding. A popular location for the commuter and an ideal opportunity to enjoy all country life has to offer.

DESCRIPTION

13 Still Haugh is situated in a quiet cul-de-sac within an exclusive and idyllic modern residential development, built approx. 2005. The property is arranged over two floors and offers spacious and flexible accommodation extending to approx. 199 sq.m with detached double garage equipped with power supply.

The spacious and welcoming hallway is accessed through glass double doors from the entrance vestibule, from here the open plan dining kitchen/lounge provides the heartbeat of the home, with that open plan/sociable aspect, ideal for modern day family life which many desire. The spacious contemporary kitchen offers an excellent range of base and wall-mounted units, ample work surface, kitchen island and integrated appliances. There are two sets of patio sliding doors that open from the kitchen/lounge area to a lovely rear enclosed garden, enhancing an attractive inside/outside atmosphere. From the kitchen, a useful utility room has additional wall and base mounted units and the external door gives access to the rear garden. The family lounge accessed through double glass doors from the hallway boasts a large window overlooking the front of the property, a particular focal point of the lounge is the open fire, creating a warm atmosphere.

Ascending the timber staircase to the remaining accommodation and galleried landing, a Juliette balcony to the front of the property offers an abundance of natural light to the whole upper landing. There are five good sized bedrooms with excellent built in wardrobe space and two stylish en-suite shower rooms. Two of the bedrooms have an open aspect view of the garden and Borders countryside beyond. The house is tastefully decorated and offers easy living with timber flooring throughout the whole house.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Mains	Mains	LPG Gas central heating	Band G	D

ACCOMMODATION

Ground Floor:

Entrance vestibule, built-in storage cupboard, hallway, lounge, bedroom/study, WC, dining kitchen/lounge area, utility room, under stair cupboard.

First Floor:

Five bedrooms with two en-suite shower rooms, family bathroom with separate shower cubicle.

Attic hatch with Ramsay ladder.

GARDEN AND GROUNDS

To the front, a large driveway leads to a detached double garage with parking for several vehicles. A separate pathway with lawn and trees leads to the grand front entrance. There are two wooden access gates from the front to the rear enclosed garden, a safe haven for younger children and pets. The garden to the rear of the property has a north east setting, with a large seating area that welcomes the morning sun, a perfect spot to sit and relax. Steps lead to a patio area and expansive lawn with boundaries of trees, mature plants, shrubs, fruit trees and timber fence border, offering privacy to the garden. There is a useful log store included in the sale.

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: attitudes.jugs.forwarded

POST CODE

TD1 2SL

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

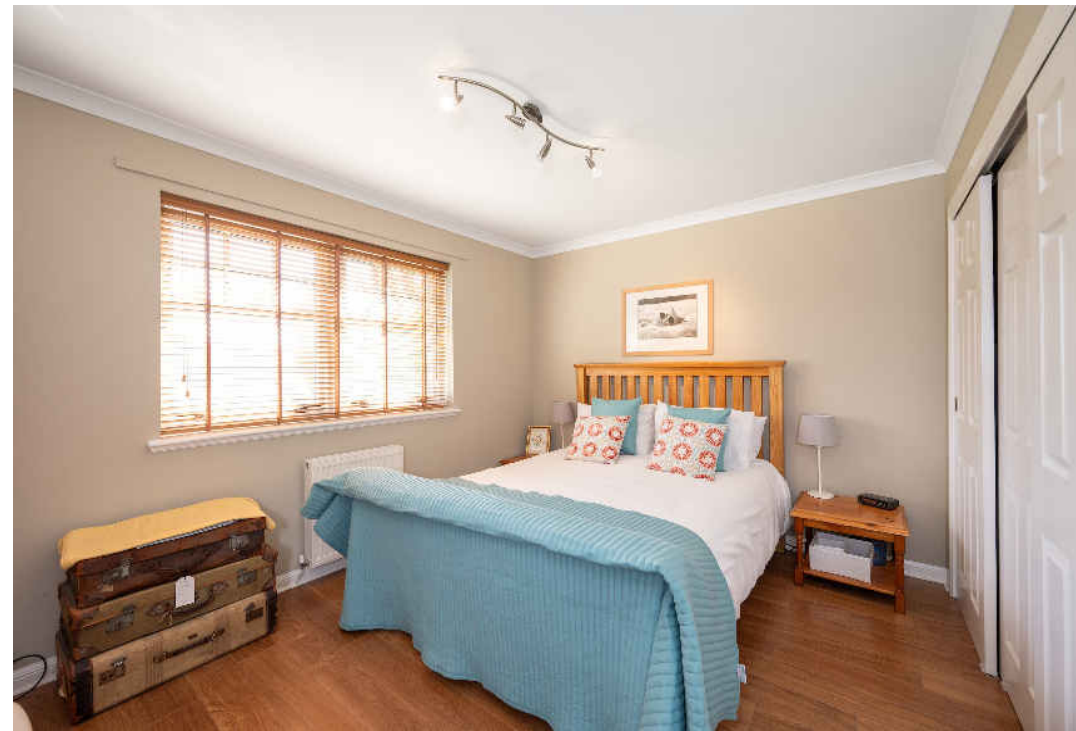
No items are included unless specifically mentioned in these particulars.

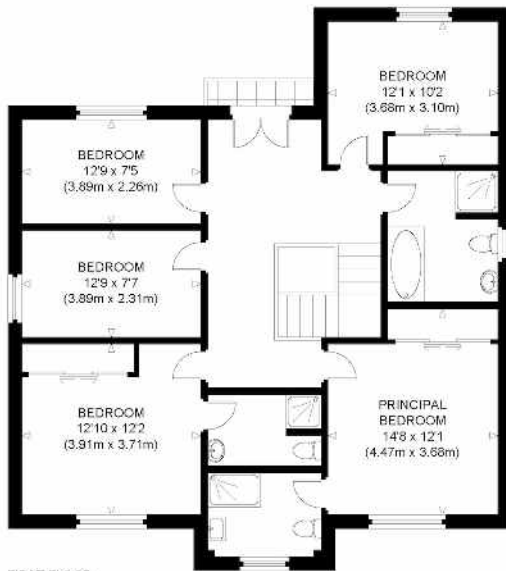
SOLICITORS

Andrew Haddon & Crowe W.S Solicitors, 3 Oliver Place, Hawick TD9 9BG.

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.

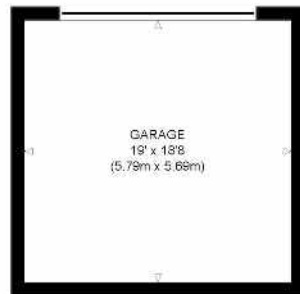




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1064 SQ FT / 98.8 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1088 SQ FT / 101.1 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 355 SQ FT / 33.0 SQ M



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 September 2023.

STILL HAUGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2152 SQ FT / 199.9 SQ M
 EXTERNAL GARAGE AREA 355 SQ FT / 33.0 SQ M
 TOTAL COMBINED FLOOR AREA 2507 SQ FT / 232.9 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk



Galbraith