



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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www.jamesagent.co.uk



34 Whytbank Row, Clovenfords, Galashiels, TD1 3NE

Offers over £295,000





34 Whytbank Row Clovenfords, Galashiels, TD1 3NE

- Detached Bungalow
- Detached Garage
- Solid Oak Kitchen with AGA
- Wonderful Views
- Popular Village Setting
- 3 Double Bedrooms
- Large Driveway
- Generous Gardens
- Sought-After Location
- Ideal Downsizing Opportunity

We are delighted to bring to the market this well-presented three-bedroom detached bungalow with garage and large driveway located in a much sought-after residential location within the very popular village of Clovenfords. The property offers bright, spacious accommodation on one level, with a generous mature garden and wonderful views.

ACCOMMODATION

- ENTRANCE HALLWAY - SITTING ROOM - KITCHEN - BATHROOM - THREE DOUBLE BEDROOMS -



Internally

The property is entered via an attractive stable door which leads to the hallway with three cupboards offering excellent storage. Both the kitchen and dual aspect sitting room enjoy views over, and direct access to, the garden. There are three double bedrooms, all with built-in wardrobes, and a family bathroom. The attic is floored providing further storage.

Kitchen

The kitchen is fitted with a range of handmade solid oak cabinetry overlaid with quartz worktops incorporating a large sink with mixer tap. There is an electric AGA with gas hob, as well as an integrated dishwasher, with spaces for a freestanding washing machine, fridge and freezer.

Bathroom

The family bathroom is fitted with a 4-piece suite including WC, basin, panel bath and separate shower enclosure with electric shower.





Outbuildings

There is a detached garage located to the side of the property.

Externally

The property benefits from a private, mature garden, primarily laid to lawn with established shrubs. There is a generous patio offering a wonderful space for outdoor entertaining. The large driveway to the side of the property can accommodate several cars.

Services

Mains water, electricity and drainage. Electric central heating.

Fixtures & Fittings

All fitted floor covering, blinds and integrated appliances are to be included within the sale.

Council Tax

Band E.

EPC

Rating E.

Home Report

A copy of the Home Report can be downloaded from our website.

Viewings

Viewings are strictly by appointment through James Agent.

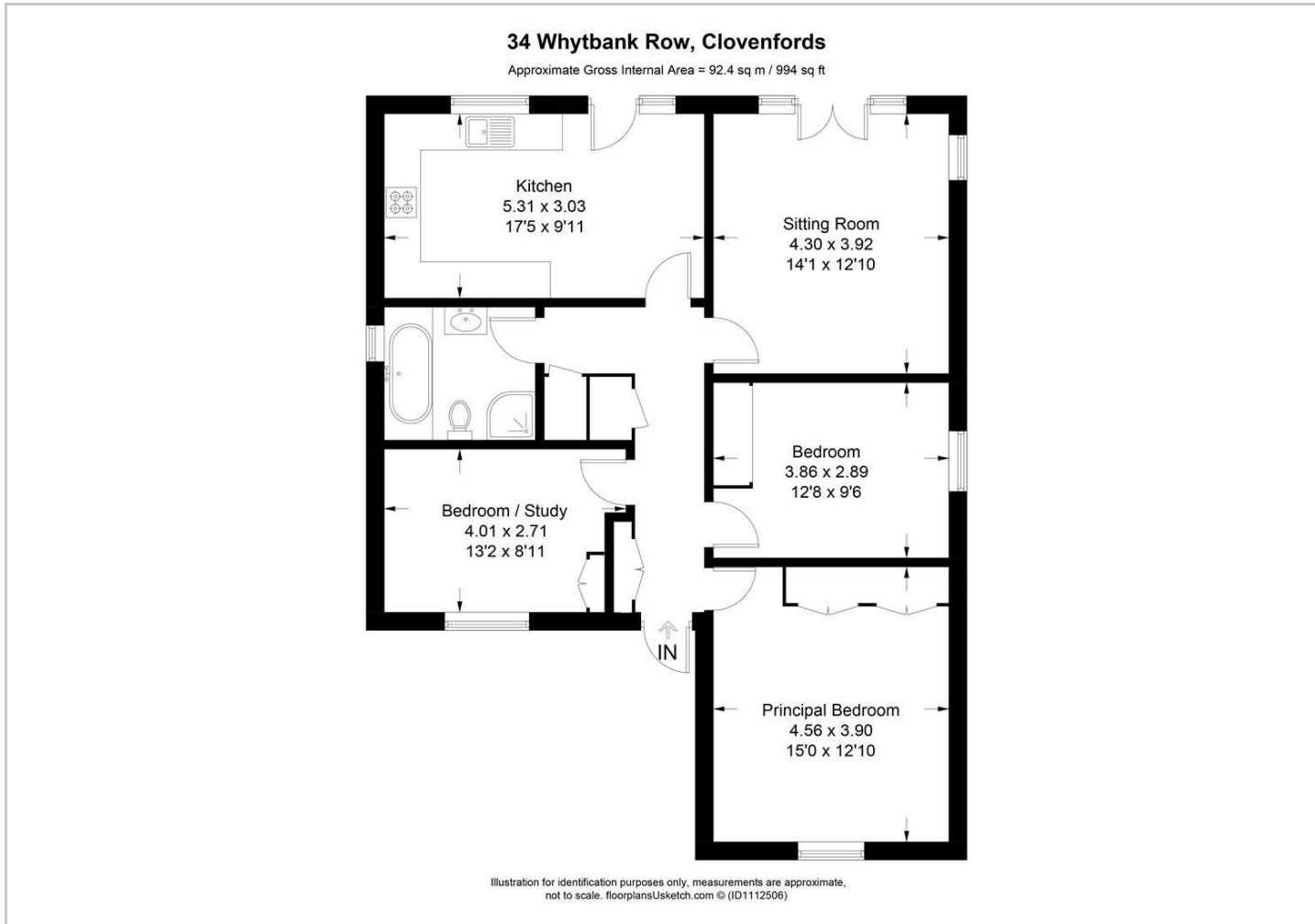
Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





Floor Plans



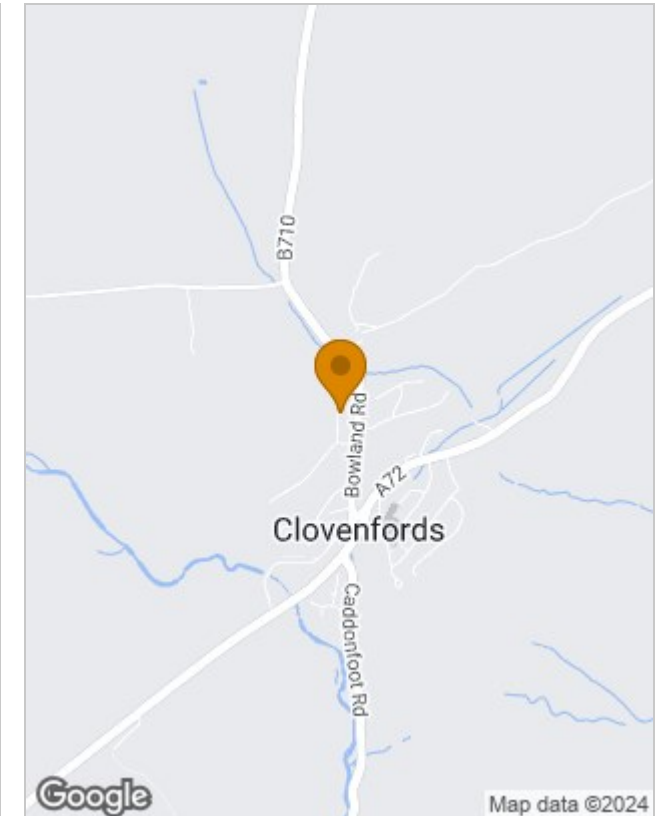
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

