



7 Leyden Park, Clovenfords, Galashiels, TD1 3NH

Guide price £325,000





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- Detached Bungalow
- 3 Bedrooms
- Generous Corner Plot
- Ideal Downsizing Opportunity
- Picturesque Village Setting
- 2 Bathrooms
- Modern Fixtures & Fittings
- Driving Distance to Train Station

A charming three-bedroom detached bungalow set within a peaceful cul-de-sac in the highly sought-after village of Clovenfords. Boasting spacious interiors, a versatile layout, and stunning countryside views, this home is perfect for families, retirees, or professionals looking for tranquil village living with easy access to local amenities.

ACCOMMODATION

ENTRANCE VESTIBULE - HALLWAY - LOUNGE - DINING ROOM - KITCHEN - CONSERVATORY - THREE BEDROOMS (PRINCIPAL EN-SUITE) - BATHROOM -



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Internally

Upon entering, you are welcomed into a bright hallway that provides access to all principal rooms. The well-designed layout comprises three generous bedrooms, a stylish family bathroom, a separate en-suite shower room, a spacious lounge, a formal dining room, a modern kitchen, and a conservatory with picturesque views.

Kitchen

The well-appointed kitchen is fitted with modern cabinetry, sleek countertops, and integrated appliances. A large window and rear door allow plenty of natural light, while providing access to the beautiful garden. With ample workspace and a practical layout, this kitchen is ideal for preparing meals while enjoying views of the landscaped outdoor space.

Bathroom

The master bedroom is a spacious retreat with built-in wardrobes and a private en-suite shower room, featuring a modern walk-in shower, vanity sink, and contemporary fittings. Two further well-proportioned bedrooms offer flexible accommodation, perfect for family members, guests, or a home office.

The main family bathroom is elegantly finished, boasting floor-to-ceiling contemporary tiling, a stylish vanity unit, and a modern bath with an overhead shower.



Externally

The property is set on a generous plot, with low-maintenance front and rear gardens.

The front garden is landscaped with mature shrubs and stone walling, adding to the home's character and kerb appeal. There is a mono-block driveway providing parking and access to the garage.

The rear garden is a real highlight, featuring a spacious lawn, patio seating areas, and stunning countryside views. Whether enjoying alfresco dining or simply unwinding, this outdoor space is both private and peaceful.

Outbuildings

There is a single garage to the side of the property accessed via a metal up-and-over door to the front. The garage benefits from mains power and lighting.

Location

Clovenfords is a quaint village approximately 3 miles from Galashiels benefitting from a modern primary school and hotel / restaurant with public house. Galashiels has a full range of amenities including large supermarkets, clothes shops, cafes, bars, restaurants, cinema and train station with journey times to-and-from Edinburgh in less than one hour. There is an excellent range of schooling available including primary, secondary and university education. The Tweed Valley is also very close-by for world-class Mountain Biking. Other popular outdoor pursuits include hill walking, fishing, golf and rugby.

Services

Mains water, electricity, gas and drainage. Gas-fired central heating.

Fixtures & Fittings

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

Council Tax

Band E.

Viewings

Viewings are strictly by appointment through James Agent.

Home Report

A copy of the home report is available to download from our website.

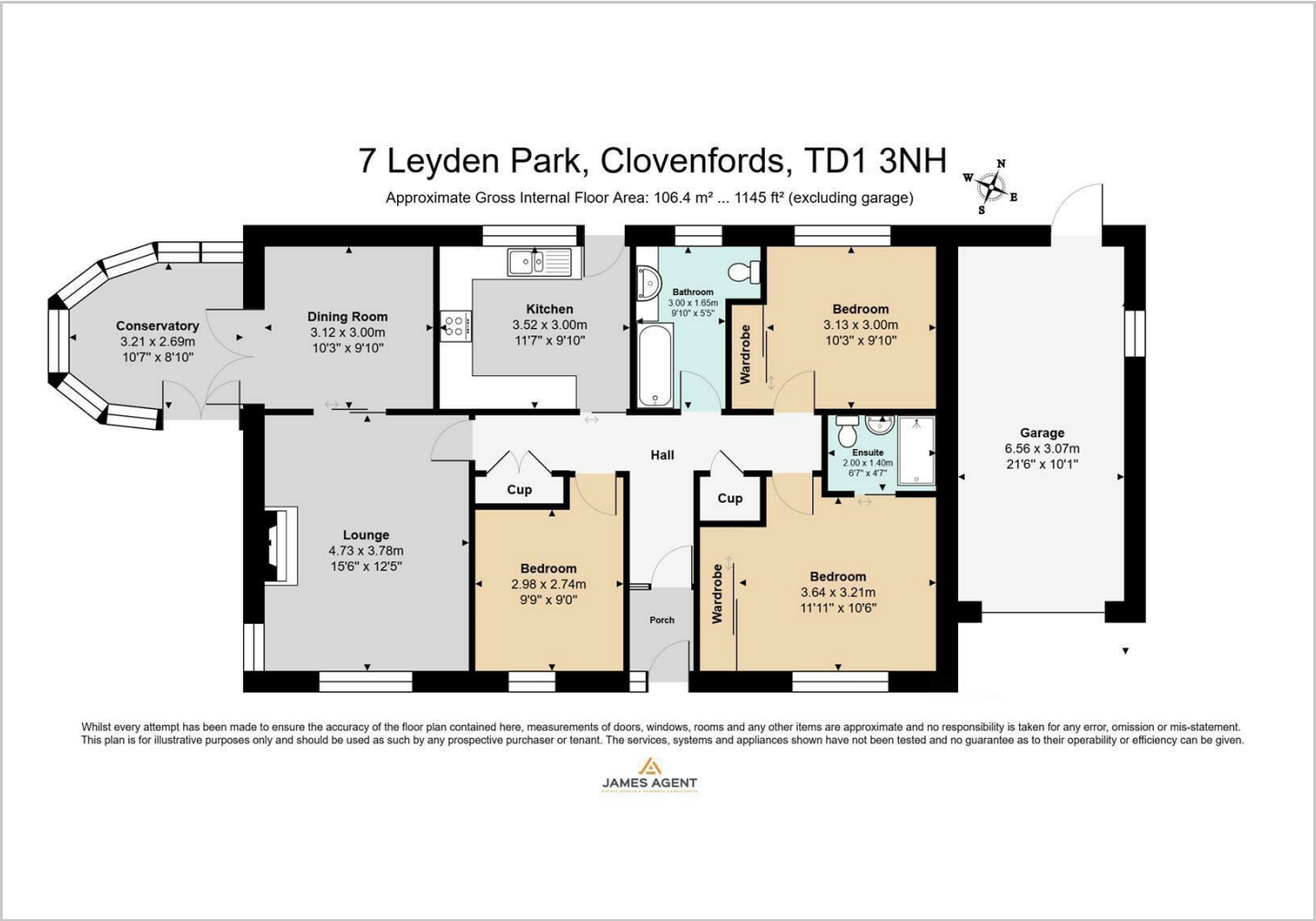
Offers

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

