

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Meadowside, Millbank Road, Clovenfords

TD1 3LZ

**Guide Price £240,000**



Meadowside is an attractive and deceptively spacious semi-detached family home, situated in a rarely available area in the heart of Clovenfords, close to all the good amenities on offer within the village. Presented in very good order throughout, the property offers versatile and flexible accommodation and benefits from many pleasing features including three bedrooms, box room, open plan kitchen/dining/family room, utility room, en-suite, large bathroom and generous garden. Early viewing of this lovely property is essential to avoid disappointment.





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Hall  
Lounge  
Open Plan Kitchen/Dining/Family Room  
Utility Room  
Master Bedroom with En-Suite  
Two Further Double Bedrooms  
Box Room  
Bathroom

Gas Central Heating  
Double Glazing

Garden to Front, Side & Rear  
Shed  
Off Street Parking





### Location

The popular village of Clovenfords is well placed for access to the surrounding towns and villages and is ideal for the commuter as the main A7 trunk road through the Borders is readily accessible. The new Waverley rail link brings Edinburgh into easy reach by train, with stations in nearby Galashiels or Stow, a real draw for the regular commuter. Clovenfords has a modern primary school, opened in 2012 and a hotel/public house. Secondary schooling is available in Galashiels and there is a bus service from the village. The larger town of Galashiels has an extensive range of shops, leisure and sporting facilities.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

D

### Council Tax Band

D

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.





**Interested in this property?**  
**Galashiels**  
Call 01896 758311

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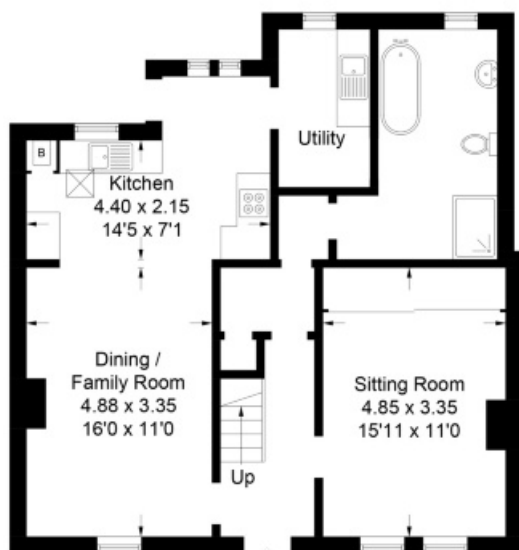
**Opening Hours:**  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868

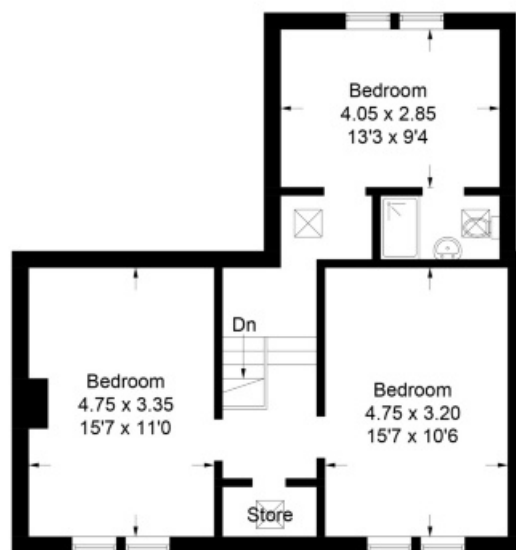


### Meadowside, Millbank Road, Clovenfords

Approximate Gross Internal Area = 130.7 sq m / 1407 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID705100)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.