

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



9 Leyden Grove, Clovenfords, TD1 3NF

Guide Price £250,000



9 Leyden Grove is tucked away at the end of a quiet cul de sac and enjoys a slightly elevated position providing views towards the surrounding countryside. This attractive detached bungalow is presented throughout in very good order and boasts a very comfortably proportioned layout; with the lounge, dining room and kitchen all linked by open archways creating a really pleasing flow to the accommodation. The lounge, which is set to the front of the property, also benefits from patio doors out onto the garden which enjoy a lovely open aspect and flood the room with natural light. Both bedrooms are very good sized doubles, one of which is en-suite, and the property boasts a very well appointed modern shower room. Outside, the well tended gardens wrap around the property with the rear area fully enclosed providing a safe environment. A large monoblocked drive and detached garage ensure there is ample private parking.



9 Leyden Grove, Clovenfords, TD1 3NF

Guide Price £250,000

Accommodation
Vestibule
Entrance Hall
Lounge with patio doors
Dining Room
Modern Kitchen
Two Double Bedrooms (one en-suite)
Shower Room

Gas Central Heating
Double Glazing

Well tended gardens
Large driveway & detached garage



Location

The popular village of Clovenfords is well placed for access to the surrounding towns and villages in the area and is ideal for the commuter as the main A7 trunk road and A72 through the Borders are readily accessible. The Waverley rail link brings Edinburgh into easy by train, with stations in nearby Galashiels or Stow, a real draw for the commuter. Clovenfords has a modern primary school, opened in 2012, and hotel/public house serving the local community. 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 & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

C

Viewings

By appointment with the Selling Agent

Council Tax Band

D

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

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
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



9 Leyden Grove, Clovenfords, TD1 3NF

Approximate Gross Internal Area = 80.1 sq m / 862 sq ft

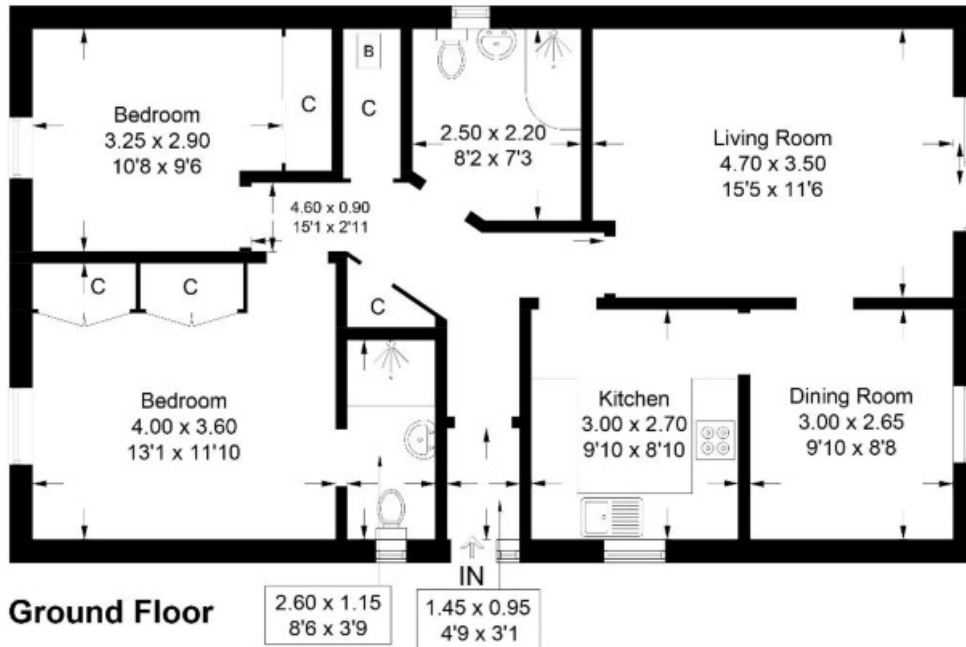


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1120537)

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.