



7 Craigmyle Park, Clovenfords, Selkirkshire TD1 3LA
Offers Over £570,000



An exceptionally attractive five-bedroom modern detached family home, beautifully positioned on a corner plot within a prestigious and highly sought-after development in the scenic Tweed Valley.



DESCRIPTION:

Tastefully decorated with elegant interiors throughout, this impressive home offers a well-designed, spacious layout over two levels, extending to approximately 2228 square feet, complemented by beautifully landscaped private gardens providing a truly idyllic setting. With generous living space, including a contemporary open-plan dining kitchen ideal for modern family living, large private gardens that create a seamless indoor-outdoor flow, and easy access to excellent schooling and amenities in the surrounding villages and towns. This property is well-suited to a range of buyers, and early viewing is highly advised.

Presented in immaculate, walk-in condition throughout, the internal accommodation begins with an entrance vestibule leading into a bright and welcoming reception hallway with a spindled staircase rising to the upper floor, complemented by an under-stair storage cupboard, and a guest cloakroom with WC. Unwind in the sophisticated sitting room, where a log-burning stove creates a warm and inviting focal point, and dual-aspect windows offer leafy, open views to the front and side, while flooding the space with natural light. A decorative archway leads into the formal dining room, where French doors provide access and views across the fabulous private gardens, the perfect space for entertaining. The stylish open-plan dining kitchen features a selection of timeless wall and base units, complemented by timber work surfaces and an attractive tiled splashback. A striking centre island enhances the space, featuring a granite worktop with integrated gas hob and a contemporary suspended extractor hood above, combining style and convenience in the heart of the home. Additional integrated appliances include an eye-level double electric oven, dishwasher, and fridge freezer. The kitchen offers ample space for a table and chairs, creating an ideal spot for casual dining, complimented by rear-facing French doors opening out to the garden, enhancing the seamless flow between indoor and outdoor living. Completing the ground floor is a highly practical utility room with direct garden access, alongside a separate, versatile home office with front-facing views which could easily serve as a cosy TV room, children's playroom, or a ground-floor bedroom, depending on requirements. The stylish interiors continue on the upper level, where a bright and spacious galleried landing provides access to all first-floor rooms, and a charming recessed library seating area making excellent use of the available space. Boasting magnificent rear views, the master bedroom includes superbly fitted wardrobes and a spacious en-suite, complete with the luxury of both a bath and a separate shower. The property offers four further comfortable double bedrooms—one at the rear, one at the side, and two at the front—all are equipped with fitted wardrobes for added convenience. Completing the accommodation is the family bathroom, featuring a WC, wash basin, and a corner panelled bath, all naturally lit by a side-facing opaque window.

OUTSIDE:

Externally, the house is wrapped within exquisite, meticulously maintained private garden grounds including a private driveway to the front providing both off street parking and access to a double detached garage equipped with power and light. A stretch of lawn extends around to the side, where an array of mature plants, framed by neatly trimmed hedging, enhances the property's kerb appeal. Around to the rear, the elegance of the interiors flow seamlessly outside, where a tranquil haven of private gardens awaits. From the soothing sounds of the waterfall fountains to the serene seating areas, the rear garden offers a magical space to relax and unwind, perfect for everything from morning coffee to afternoon aperitifs. Planted with a stunning variety of mature shrubs, flower beds, vegetable patches, and greenery, the rear garden bursts with colour year-round, further enhanced by a large, mature pond teeming with aquatic life. Several seating areas provide the perfect spaces for outdoor dining and entertaining, with options for sun or shade, including pergolas and a charming summerhouse, allowing you to fully embrace and enjoy the breathtaking surroundings whatever the weather. The garden comes to life in the evening, with strategically placed spotlights illuminating key features, while the festoon-lit pergola offers a cosy setting for after-dark refreshments.

LOCATION:

Craigmyle Park is an exclusive development of detached homes built in 2002 set in a tranquil wooded area of the beautiful Tweed Valley. The Village of Clovenfords, three miles north, offers a primary school, while nearby Galashiels provides a full range of additional amenities including supermarkets, bars and eateries. There is an excellent secondary school in Selkirk, whilst private schooling is available in Edinburgh and Melrose. Craigmyle Park is perfectly located for enjoying the Scottish Borders' stunning scenery and offers an extensive range of outdoor activities. The area offers excellent walking opportunities, with pleasant strolls beginning right at your doorstep, cycling, golf (courses in Galashiels, Melrose, and Selkirk), salmon fishing on the River Tweed, not to mention the world-renowned mountain biking centres of Innerleithen and Glentworth. It also has a rich equestrian heritage, highlighted by the annual Common Riding celebrations. Edinburgh is within commuting distance and offers all the facilities of a capital city, including an international airport and regular train service via the Waverley Line, with under an hour's journey from Galashiels.



SERVICES:

Mains water. Private drainage. Mains electricity. Mains gas fired central heating. Timber double glazed windows. Fibre broadband connection available. EV charger.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted blinds, and light fittings (excluding the sitting room, kitchen, dining room, bedrooms, wall lights) and integrated kitchen appliances will be included in the sale of the property. Please note that the wall mounted cabinet and shelf within the en-suite, all curtains and poles will not be included in the sale, although could remain subject to separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category G. Amount payable for year 2025/2026 - £3,921.94. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

EPC RATING:

The Energy Efficiency Rating for this property is C (71) with potential C (78).

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

OFFERS:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

ANTI-MONEY LAUNDERING REGULATIONS:

As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared April 2025.

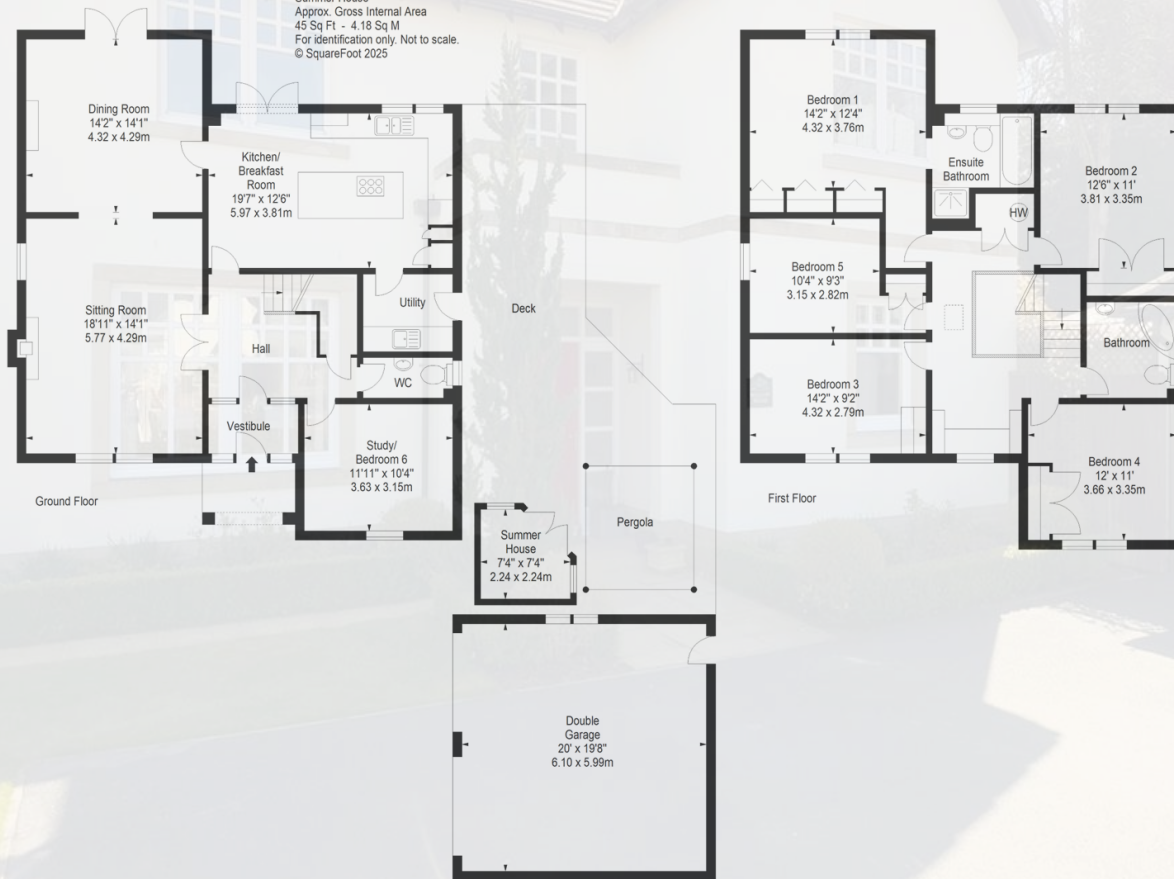




Craigmyle Park,
Peel,
Clovenfords,
Galashiels,
Scottish Borders, TD1 3LA



Approx. Gross Internal Area
2228 Sq Ft - 206.98 Sq M
Double Garage
Approx. Gross Internal Area
395 Sq Ft - 36.70 Sq M
Summer House
Approx. Gross Internal Area
45 Sq Ft - 4.18 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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