

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**10 Leyden Park,
Clovenfords,
TD1 3NH**

Guide Price £270,000



Nestled within the charming village of Clovenfords, 10 Leyden Park is a delightful two-bedroom detached bungalow offering comfortable, well-proportioned accommodation and lovely open views. The property features a spacious lounge with dining area. The well-appointed kitchen flows seamlessly into a bright conservatory, creating an excellent additional reception space with direct access to the garden. There are two generous bedrooms, including a master bedroom with the benefit of an en-suite shower room. A family bathroom serves the remainder of the home. Externally, the property enjoys a patio area to the front, ideal for outdoor seating and taking in the open views. To the rear, there are garden grounds offering further outdoor space, along with the convenience of off-street parking. This appealing bungalow would suit a range of buyers, including those seeking single-level living in a peaceful village setting within easy reach of local amenities and transport links.



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Vestibule
Hall
Lounge with Dining Area
Kitchen
Conservatory
Master Bedroom with En-suite Shower Room
Double Bedroom
Bathroom

Gas Central Heating
Double Glazing

Garden
Drive



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 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 regular 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 blinds, curtains, carpets and floorcoverings, light fittings, kitchen fittings, white goods and bathroom fittings.

Services

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

EPC

C

Council Tax Band

D

Viewing

Strictly by appointment with the Selling Agent

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



10 Leyden Park, Clovenfords

Approximate Gross Internal Area = 88.3 sq m / 950 sq ft

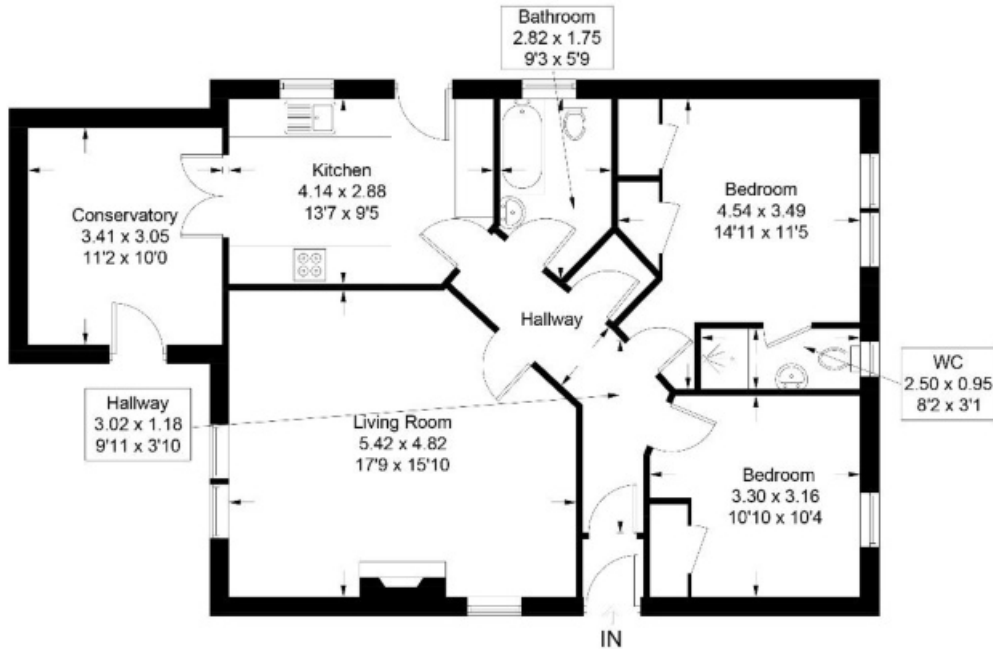


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (I1279591)

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.