

MACPHERSON PROPERTY

11 Leyden Grove, Clovenfords

Tucked away in a little off-shot cul-de-sac within the sought after village of Clovenfords, 11 Leyden Grove is a deceptively spacious three-bedroom detached bungalow, which has good sized gardens enjoying a surprising degree of privacy. The accommodation is comfortably proportioned as it stands but offers tremendous scope for reconfiguration as well as potential for extension, subject to planning etc. The property is now at an age where a degree of decorative refreshing and some updating would be beneficial, with the need for this having been taken into account in the realistic asking price, but it is a perfect opportunity for any buyer wishing to stamp their own mark onto their new home.

Clovenfords is a popular Borders village which is swathed by stunning scenery yet readily accessible, located just a few miles away from Galashiels and in comfortable striking distance of the A7. This location works well for the regular commuter travelling either by car or by train, with stations to Edinburgh in either Galashiels or Stow; which are only around four and six and a half miles away respectively. There is a modern sought after primary school in the village with secondary at the recently opened Galashiels Academy.

Internally, the accommodation consists of three bedrooms (all with fitted wardrobes, one with en-suite shower room), a family bathroom, a spacious sitting room enjoying outlooks to the rear garden, a dining room and a well proportioned kitchen. There is excellent storage throughout, including a floored attic, and the house is fitted with double glazing and gas central heating.

Externally, there is private parking in the driveway to the front of the adjoining garage. Currently screened by hedging, this area could be opened up to widen the entrance and give further parking space. The gardens also offer fantastic scope for the enthusiast, with sections to the front and sides as well as the rear, which is an excellent size, very private and great for children and/or pets.

Galashiels 4 miles. Edinburgh 32 miles. Stow 6.5 miles. Tweedbank 7 miles.
(All distances are approximate)

LOCATION:

11 Leyden Grove sits in a popular residential development in the village of Clovenfords which benefits from a hotel and a modern sought after primary school, with secondary in Galashiels. The central Borders town of Galashiels offers an excellent range of shopping facilities, including Aldi, Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer with recreational facilities including a cinema, health centre, swimming pool and gym, to name but a few.

There are numerous local tourist attractions on hand including the Great Scottish Tapestry, Old Gala House and Abbotsford House, the former home of Sir Walter Scott, with its award-winning visitor centre as well as many other attractions in nearby Melrose and other Border towns. There are also a variety of outdoor pursuits in the area which include fishing on the River Tweed, horse riding, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way. Clovenfords sits in an easily accessible area and can be reached by the nearby A7 which runs through to Galashiels and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with stops in Galashiels and Stow. There is also a busy bus service which runs from the Interchange in Galashiels, beside the railway, with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns. Edinburgh International Airport also offers an excellent choice of destinations and lies 39 miles away.



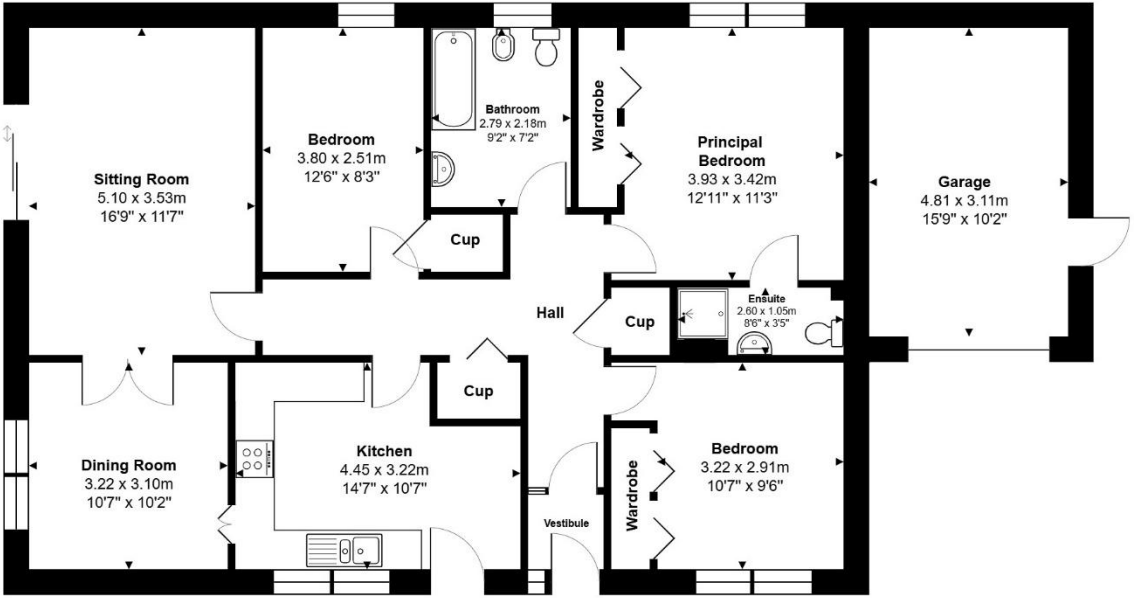






11 Leyden Grove Clovenfords, TD1 3NF

Approximate Gross Internal Floor Area: 123.9 m² ... 1333 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPHOTO COMPANY









Directions:
For those with satellite navigation the postcode for the property is: TD1 3NF
Coming from Galashiels proceed out on the A72 signposted Peebles. Follow this road, which runs through Clovenfords. On reaching the roundabout in the village take the fourth exit, signposted Bowland (B710)) and proceed up the hill. Take the turning on the left into Leyden Grove. Take the little turning on the right signposted Leyden Grove leading to Leyden Park and number 11 sits just in on the left, second house in.

Coming from Edinburgh take the A7 South. At Bowland, turn right signposted B710 to Clovenfords. As you enter Clovenfords, Leyden Grove is the second turning on the right. Turn right here and follow the above directions.

FURTHER INFORMATION:
Fixtures and Fittings:
Only items specifically mentioned in the particulars of sale are included in the sale.

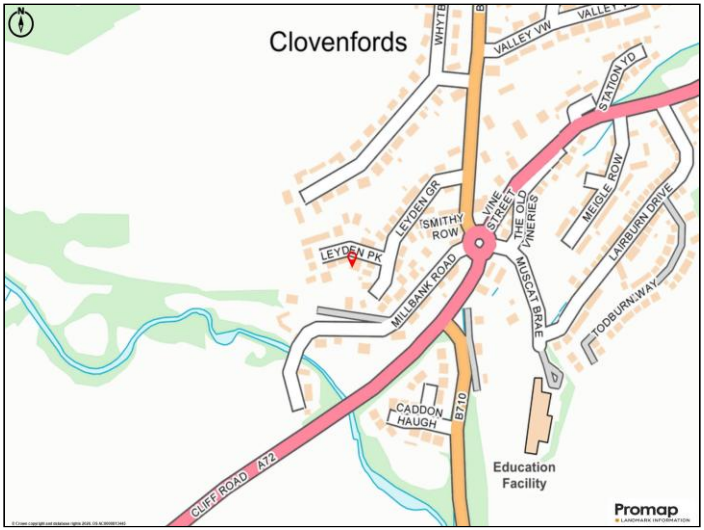
Services:
Mains electricity, mains water, mains drainage. Gas central heating. Double glazing.

Outgoings:
Scottish Borders Council Tax Band Category: E

EPC Rating:
Current EPC: C72

Viewings:
Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.

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