

Galashiels

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 7 Todburn Way, Clovenfords

TD1 3AL

**Guide Price £220,000**



Set within the popular Borders village of Clovenfords, 7 Todburn Way is an immaculate three-bedroom end-terraced home offering stylish, well-proportioned accommodation ideal for families, couples or first-time buyers. The property comprises a welcoming hall, a bright lounge with space for a dining table and French doors opening directly to the enclosed rear garden, a modern kitchen and a convenient downstairs WC, with three bedrooms and a contemporary bathroom on the upper floor. Externally, the rear garden features a patio area and shed, providing an excellent space for relaxing or entertaining, while residents' parking is located to the front. Early viewing of this lovely property is strongly advised.



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Hall  
Lounge  
Kitchen  
Downstairs WC  
Three Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Garden  
Residents 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 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 carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

## Services

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

## EPC

B

## Council Tax Band

C

## 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  
Phone: 01896 758311  
Fax: 01896 758112  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**7 Todburn Way, Clovenfords**

Approximate Gross Internal Area = 81.2 sq m / 874 sq ft

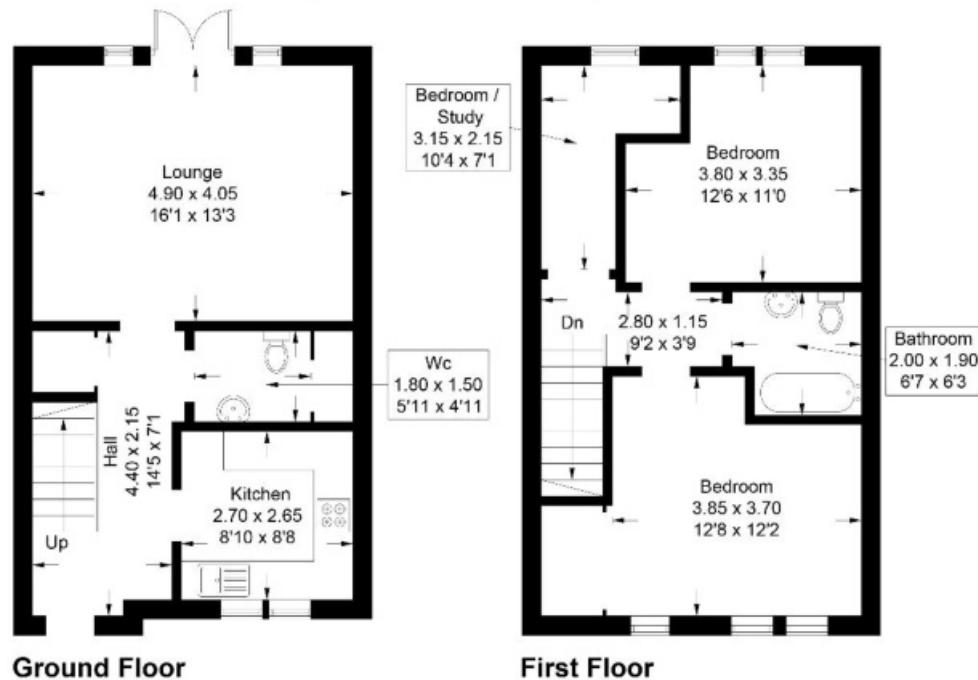


Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1264460)

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