



6 Todburn Way, Clovenfords, Galashiels, TD1 3AL

Guide price £375,000





6 Todburn Way, Clovenfords, Galashiels, TD1 3AL

- Executive Detached Family Home
- 2 Public Rooms
- Solar Panels to Front & Rear
- Sought After Location
- Train Station 3 Miles
- 5 Bedrooms (3 En-Suite)
- Double Garage
- Enclosed Private Landscaped Garden
- Primary School Nearby

We have the pleasure of bringing to the market this immaculately presented and spacious detached family home located in a very popular residential development within the beautiful village of Clovenfords. The property boasts a versatile layout over two levels, including multiple living spaces, five bedrooms and three bathrooms providing the perfect home for a growing family. The village of Clovenfords lies around three miles west of Galashiels and has a modern well-regarded primary school and hotel/restaurant with public house. Galashiels is the one of the largest of the Border towns and is known as the retail and commercial hub of the Borders, offering a full range of amenities and facilities.

- ENTRANCE HALL - WC - LOUNGE - DINING KITCHEN - DINING ROOM - UTILITY ROOM - PRINCIPAL BEDROOMN WITH EN-SUITE SHOWER ROOM - 4 FURTHER DOUBLE BEDROOMS (2 SHARING A 'JACK&JILL' EN-SUITE BATHROOM - FAMILY BATHROOM - STORAGE CUPBOARDS - DOUBLE GARAGE



Guide price £375,000



Internally

Built in around 2014 by Barratt Homes, this executive property is immaculately presented and finished to a high standard with modern fixtures and fittings throughout. To the ground floor, there is a welcoming Entrance Hallway with WC. Double doors open into the spacious Dining Room. The Lounge is set to the rear of the property with a large windows overlooking the back garden and a modern electric stove. The Family Dining Kitchen is also set to the rear with French doors out to the garden. The Kitchen follows through to the Utility Room which houses the gas fired boiler. On the first floor, there is a galleried landing with large airing cupboard housing the hot water cylinder, four generous double bedrooms with built-in wardrobes (two with en-suite facilities), the family bathroom and finally a study or fifth bedroom provides an ideal home office or additional living space.

Kitchen

The large family kitchen really is the heart of this home providing a wonderful relaxed social space with double doors leading out to the rear garden. The kitchen is fitted with modern timber effect wall and base units incorporating black laminated worktops and a 1 1/2 stainless steel sink with swan neck mixer tap. The kitchen is well-equipped for modern living with an electric double oven and 6-burner gas hob. Integrated appliances include a tall fridge freezer and dishwasher. The Utility Room houses the washing machine, tumble drier and gas fired boiler.



Bathrooms

The Family Bathroom is fitted with a modern 3-piece suite including WC, pedestal wash hand basin and bath with mixer shower over. Tiled splashbacks and flooring complete the look.

The Principal bedroom has an en-suite shower room with WC, pedestal hand basin and large shower cubicle.

Two of the bedrooms to the rear of the property are serviced by a Jack and Jill bathroom with a modern 3 piece suite with WC, pedestal basin and bath with mixer shower over and tiled splashbacks and flooring to complete the look.

Externally

The property has a welcoming frontage which is largely laid to lawn with colourful shrubs and trees and includes a large mono-block driveway providing ample parking for 2 vehicles and access to the double garage.

The rear garden has been landscaped over two levels to form a wonderful outdoor living space for year-round use. It is largely laid to lawn and sloped steadily down to the bottom of the garden where it steps down to a lovely timber decked area with raised flower beds and a greenhouse. The garden is bound by timber fencing offering privacy from neighbouring properties.

Location

Clovenfords is a quaint village approximately 3 miles from Galashiels benefitting from a modern primary school and hotel / restaurant with public house. Galashiels has a full range of amenities including large supermarkets, clothes shops, cafes, bars, restaurants, cinema and train station with journey times to-and-from Edinburgh in less than one hour. There is an excellent range of schooling available including primary, secondary and university education. The Tweed Valley is also very close-by for world-class Mountain Biking. Other popular outdoor pursuits include hill walking, fishing, golf and rugby.

Fixtures & Fittings

All fitted carpets, floor coverings, and integrated appliances are included within the sale.

Services

All mains services are available. Gas central heating and double glazing.

Council Tax

Council Tax Band F

Viewings

Strictly By Appointment only via James Agent.

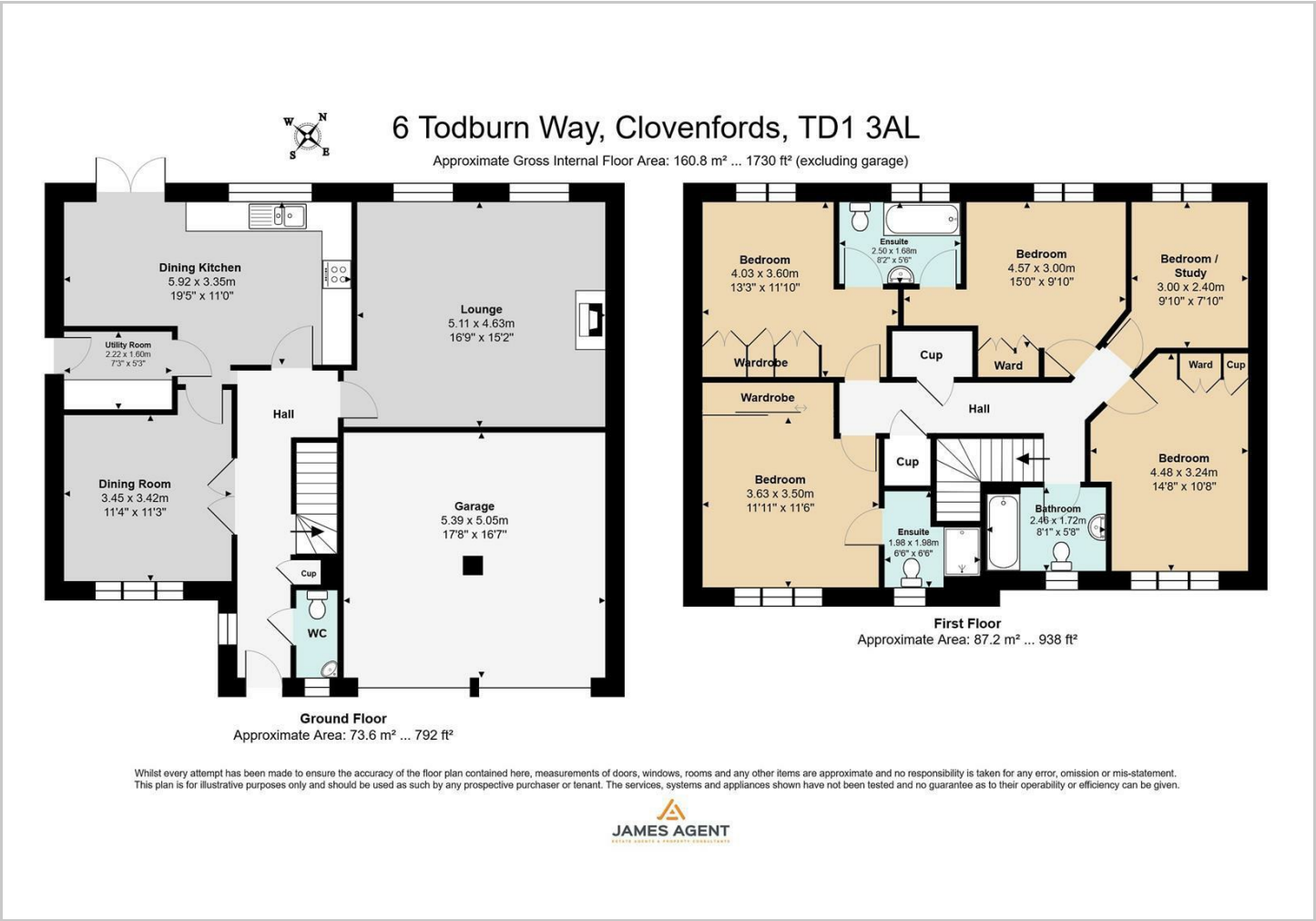
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a Note of Interest via their solicitor. In the event of a closing date being set, the Seller shall not be bound to accept any offer and the Seller also reserves the right to accept any offer at any time.





Floor Plans



Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

