

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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22 Craigmyle Park, Clovenfords

TD1 3LA

Guide Price £495,999



Located within the highly desirable and select modern development of Craigmyle Park in the stunning Tweed Valley, this beautifully presented five-bedroom, four-bathroom detached home offers spacious and versatile living, ideal for modern family life. The property features a generous lounge, dining kitchen with French doors leading to the garden, elegant dining room and a practical utility room, all thoughtfully designed to suit a variety of lifestyles. The double garage and double driveway provide ample parking, while the expansive, landscaped garden offers a private outdoor retreat perfect for entertaining or relaxing. Within the catchment area for the popular Clovenfords Primary School, this outstanding home combines style, space and a sought-after location to deliver exceptional family living. Early viewing recommended.



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Vestibule
Hall
Lounge
Dining Room
Dining Kitchen
Utility Room
Downstairs WC
Master Bedroom with En-Suite
Guest Bedroom with En-Suite
Three Further Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing
Solar Panels

Large Landscaped Garden
Double Garage
Double 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 carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

C

Council Tax Band

G

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
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Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



22 Craigmyle Park, Clovenfords

Approximate Gross Internal Area = 201.7 sq m / 2171 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1206851)

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.