



3 Leyden Park, Clovenfords

TD1 3NH

Guide Price £275,000



3 Leyden Park is a beautifully positioned detached bungalow, tucked away within a quiet cul-de-sac in the increasingly popular village of Clovenfords. The property offers well-planned, easy to maintain accommodation all on one level - ideal for anyone looking to downsize or enjoy the convenience of ground floor living. The accommodation comprises: vestibule, hall, lounge with dining area, conservatory, kitchen, master bedroom with en-suite shower room, second double bedroom and shower room. Externally, there is a single garage, small driveway and monoblock parking area along with an attractive rear garden featuring a large shed. Clovenfords is a warm and welcoming village with a strong sense of community, a highly regarded primary school, and excellent transport links. It offers the perfect balance of peaceful village living with easy access to the many shops, services and amenities available in nearby Galashiels.



3 Leyden Park, Clovenfords

TD1 3NH

Guide Price £275,000

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

Gas Central Heating
Double Glazing

Garden
Garage
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.

EPC

C

Council Tax Band

D

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?

Opening Hours:

Also At:

Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867
Tranent, Tel 01875 611211



3 Leyden Park, Clovenfords

Approximate Gross Internal Area = 89.0 sq m / 958 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 103.0 sq m / 1109 sq ft

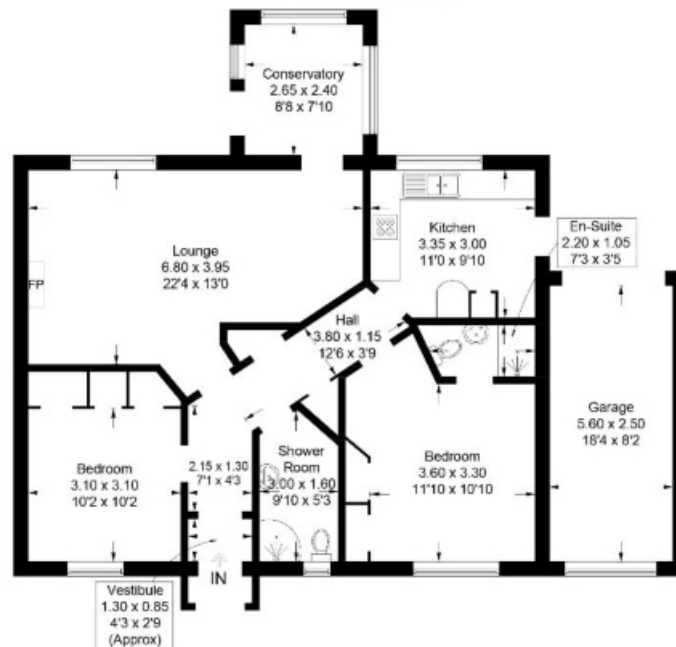


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co @ (ID1252703)

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.