

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



11 Lairburn Drive, Clovenfords

TD1 3AJ

Guide Price £300,000



11 Lairburn Drive is an immaculately presented detached property which sits within a modern development of similar quality housing, just a short stroll from the nearby primary school. The property provides generously sized accommodation; perfect for those seeking a family home which is ready to move into, featuring quality kitchen and bathroom fittings and neutrally decorated throughout. Of particular note is the large summerhouse in the rear garden which could be used for a variety of purposes; perfect for entertaining but also as a home office. The remainder of the gardens are well planned for ease of maintenance whilst a garage & drive provide ample parking.



11 Lairburn Drive, Clovenfords

TD1 3AJ

Guide Price £300,000

Ground Floor:
Entrance Hall
Lounge
Dining Room
Kitchen
Utility Room
Downstairs WC

First Floor:
Four Bedrooms (master en-suite)
Shower Room

Gas Central Heating
Double Glazing
Well maintained gardens
Large summerhouse
Garage & Drive



Location:

The popular village of Clovenfords is well placed for access to the surrounding towns and villages in the area and is ideal for the commuter as the main A7 trunk road and A72 through the Borders are 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 bus service from the village. The larger town of Galashiels has an extensive range of shops, leisure and sporting facilities.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water, electricity and gas. Double Glazing. Gas central heating.

EPC:

C

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

E

Entry:

By mutual agreement.



Interested in this property?
Galashiels
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
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
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



11 Lairburn Drive, Clovenfords, TD1 3AJ

Approximate Gross Internal Area
110.6 sq m / 1190 sq ft

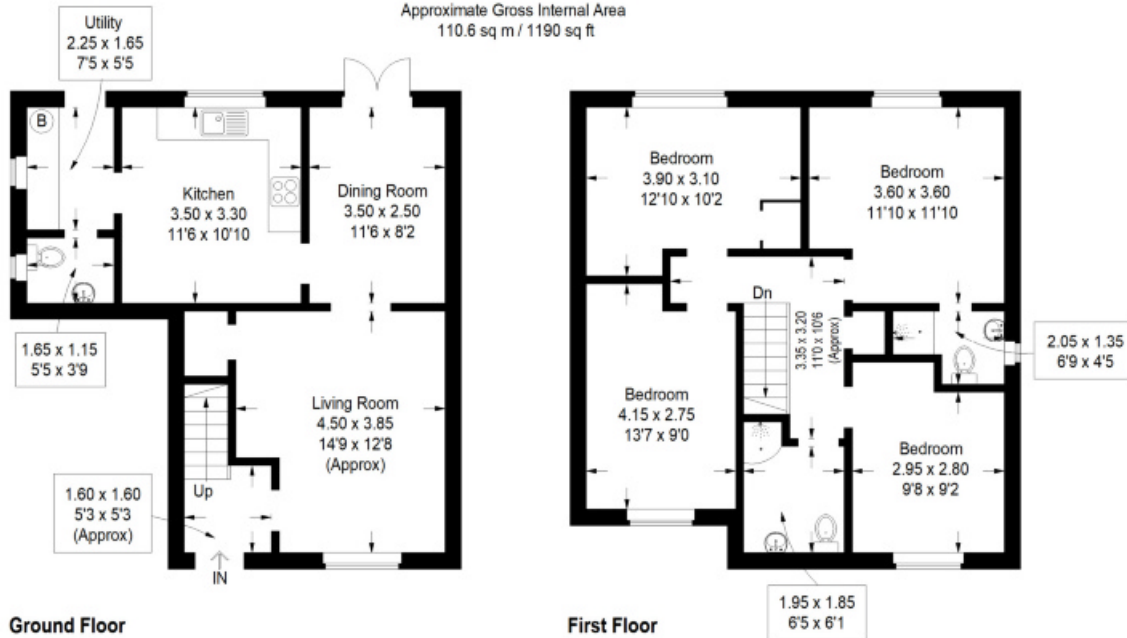


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 886378)

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.