

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 10 Meigle Row

Clovenfords, Galashiels, TD1 3LX

**Offers Over £137,500**



10 Meigle Row is a spacious end terraced property located in a quiet residential area of the increasingly popular village of Clovenfords, just a short drive from Galashiels. The property offers spacious accommodation throughout with the benefit of 3 good sized bedrooms, 2 public rooms and generous garden ground. Whilst the property would benefit from a degree of modernisation, it provides an ideal opportunity to make your own mark and create a lovely family home. Early viewing recommended to avoid disappointment.





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## Accommodation

Ground Floor:  
Entrance Hall  
WC  
Lounge  
Dining Room  
Kitchen  
Store

First Floor:  
3 Bedrooms  
Bathroom

Outside:  
Garden to Front, Side and Rear  
Garden Shed  
Greenhouse





### Location

The village of Clovenfords is well placed for access to the surrounding towns and villages and is ideal for the commuter as the main A72 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 and village shop. 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.

### Services

Mains Water and Drainage. Gas Central Heating and Double Glazing.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings and bathroom fittings.

### EPC

D

### Viewings

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement

### Council Tax Banding

B





Interested in this property?  
**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  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**10 Meigle Row, Clovenfords**

Approximate Gross Internal Area = 100.8 sq m / 1085 sq ft  
(Including Cloaks & Store)

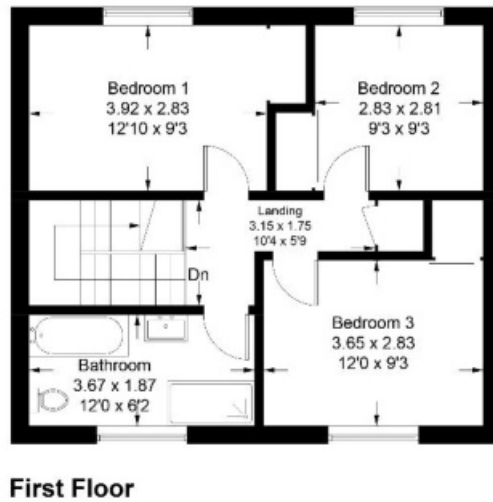


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID995104)

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.