

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



27 Meigle Row, Clovenfords

TD1 3LX

Guide Price £150,000



27 Meigle Row is a well-proportioned semi-detached property located in a quiet cul-de-sac in the popular village of Clovenfords, just a short drive from Galashiels. Perfectly situated for access to the highly acclaimed Clovenfords Primary School. Although 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 in a great location. Early viewing recommended.



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Hall
Lounge/Dining Room
Kitchen
Conservatory
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden Front & Rear
Shed
Unrestricted On-Street Parking



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

D

Council Tax Band

B

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

Also At:
Galashiels, Tel 01896 758 311
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Selkirk, Tel 01750 723 868
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Annan, Tel 01461 202 866/867



27 Meikle Row, Clovenfords

Approximate Gross Internal Area = 82.4 sq m / 887 sq ft

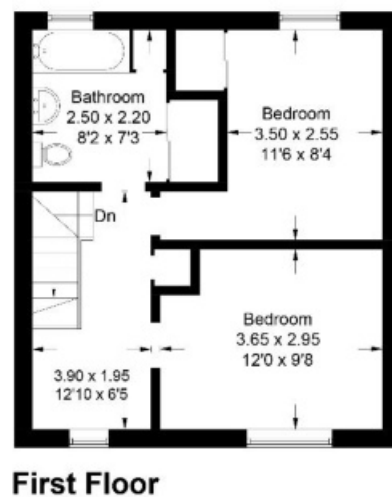
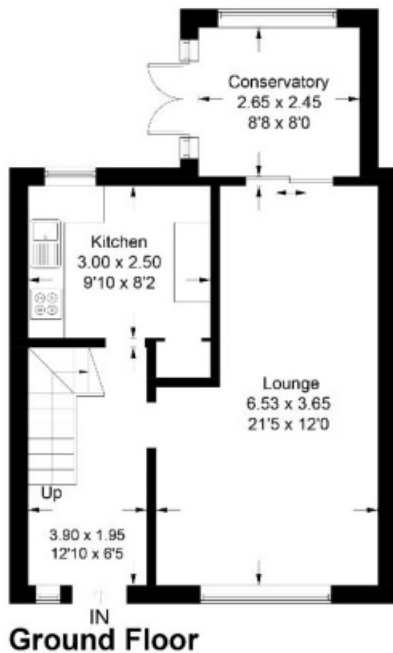


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1014012)

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.