



DALRIADA, 2 LEYDEN GROVE, CLOVENFORDS, GALASHIELS, TD1 3NF



- VESTIBULE
- HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- 3 BEDROOMS
- DRESSING ROOM
- SHOWER ROOM
- SEPARATE TOILET
- CONSERVATORY
- GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN
- OFF-STREET PARKING

PIKE &
CHAPMAN

36 Bank Street • Galashiels • TD1 1ER
t: 01896 752379 • f: 01896 754439
e: gala@pikeandchapman.co.uk

www.bordersproperty.co.uk

DALRIADA, 2 LEYDEN GROVE, CLOVENFORDS, GALASHIELS, TD1 3NF



DESCRIPTION

A detached bungalow offering spacious family accommodation over two floors in a street of privately owned homes in a quiet residential village. The house benefits from gas central heating and double glazing throughout, a garage, off-street parking, and an enclosed back garden. It is close to the local primary school, and hotel with bar and restaurant. Clovenfords is only 3 miles from Galashiels with a selection of national and locally branded shops and amenities, Galashiels Academy, and the Transport Interchange with train services to Edinburgh and Tweedbank. A half hour bus service serving Galashiels and Peebles also stops in the centre of the village.

ACCOMMODATION

ENTRANCE

The door to the property is approached across the front drive and opens directly into the kitchen, off which sit the dining room and hall.

KITCHEN

The kitchen is a spacious, bright, and functional workspace overlooking the front garden through a large window. Light coloured laminate worktops run on three sides of the room with an integral double stainless steel sink, gas hob, waist high electric oven and eye level grill. The walls behind the worktops are tiled, and generously supplied with electric power points. Generous storage is provided by wall and floor mounted units in addition to two large built in storage cupboards. An open doorway leads to the dining room, and another to the hall.

DINING ROOM

The dining room overlooks the front garden and has ample capacity to accommodate a dining table set and additional free standing dining room furniture. A second door in the room leads through to the lounge.

LOUNGE

The lounge is generously proportioned with a large picture window, almost the width of the room, overlooking the back garden. It is a bright welcoming room with more than ample capacity to accommodate free standing lounge furniture. Two more doors from the room respectively lead to the conservatory and the hall.

CONSERVATORY

The crescent shaped conservatory is spacious and looks onto the garden at the side and back of the property. It is fully double glazed and supplied with electric light and electric power sockets.

HALL

The hall is bright and doors from it lead to the downstairs bedroom, separate toilet, vestibule leading to the back garden, large built in storage cupboard, and stairs to the upper accommodation.

DOWNSTAIRS BEDROOM

This double room overlooks the front garden, and benefits from a double door built in wardrobe. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

DOWNSTAIRS TOILET

This has a white suite of wash basin on a vanity unit and toilet. The walls of the room are fully tiled, and a central heating radiator and extractor fan are fitted in the room.

UPSTAIRS

The bright open staircase with a window overlooking the back garden leads to a landing off which sit two bedrooms, a shower room, and a large walk-in storage cupboard with electric light.

UPSTAIRS BEDROOM 1

This double overlooks the back garden through a large skylight window. It benefits from two built in double door wardrobes, and has capacity to accommodate free standing bedroom furniture in addition to a double bed. A second door in this room leads through to a spacious second room with a large skylight window overlooking the front garden. This room could be used as a dressing room, or as an office or study.

UPSTAIRS BEDROOM 2

This spacious double overlooks the back garden through a large skylight window. It benefits from a built in double door wardrobe, and a large walk in storage cupboard with electric light. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

SHOWER ROOM

The shower room has modern fixtures and fittings with a white suite of wash basin, toilet, and large walk in shower cabinet over which is fitted a shower fed from the main water supply. The walls behind the shower cabinet are fitted with light coloured waterproof wall boarding, the other walls in the room are partially tiled. A central heating radiator is also fitted in the room.

OUTSIDE

A gravelled drive and garden with a mix of trees and shrubs lies at the front, and a garage with electric light and power is attached to the side of the house. The drive can accommodate parking for more than one vehicle. Paved paths at the side of the house lead to the enclosed back garden which has a mix of grass, trees, and shrubs. An outside store with electric light and power sits next to the kitchen door.

SERVICES

Mains water, drainage and sewage, electricity, gas central heating and double glazing throughout. Council Tax Band 'E.'

EXTRAS

All fixtures and fittings are included in the sale. Any electrical appliances, including white goods, which might be included in the sale are sold without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

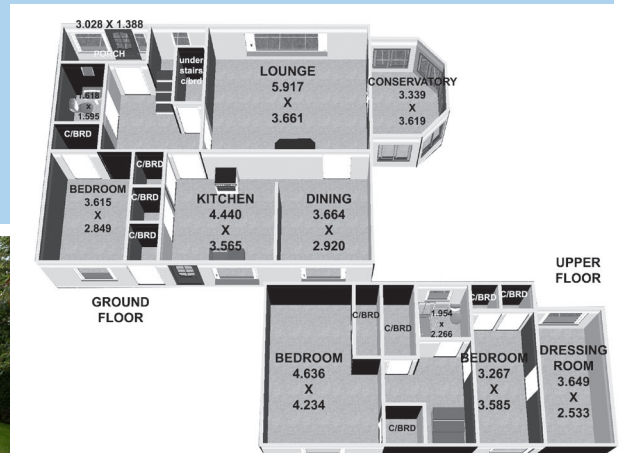
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



PIKE &
CHAPMAN

Solicitors

36 Bank Street • Galashiels • TD1 1ER

t: 01896 752379 • f: 01896 754439

e: gala@pikeandchapman.co.uk

w: www.bordersproperty.co.uk

