

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**13 Lairburn Drive,
Clovenfords, TD1
3AJ**

Fixed Price £320,000



13 Lairburn Drive is a very well presented detached property which sits in a modern development of similar quality housing, just a short walk from the nearby primary school, and within comfortable reach of routes outwith the village. The property is perfect for those searching for an easily managed family home which is ready to move into, providing spacious accommodation; with the large modern dining kitchen being of particular note creating the focal point of the home and the ideal spot for entertaining. The entire property is presented in very good order throughout, boasting modern fixtures and fittings, and the layout is such that it can be easily adapted to suit different ways of living. Outside, there is a well maintained enclosed garden to the rear whilst a garage and drive ensure there is ample private parking.



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Ground Floor
Entrance Hall
Lounge
Dining Kitchen
Utility
Downstairs WC

First Floor
Master Bedroom with En-Suite
Three Further Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Well maintained gardens
Garage
Driveway



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 as 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 & 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 Agent

Council Tax Band

E

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
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



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Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1096033)

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.