

Galashiels
Call 01896 758311

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Craigdale, Glenkinnon, Clovenfords

TD1 3LH

Guide Price £285,000



Craigdale is an attractive and well-proportioned detached bungalow, located in the heart of the Scottish Borders in a stunning yet very accessible rural location. The property is presented in good order throughout and benefits from an abundance of attractive and additional features which really should be viewed to fully appreciate. The stable block, field shelter and land are ideal for an equestrian enthusiast with the luxury of being able to keep horses next to the house. Properties of this type do not come onto the open market very often so early viewing is strongly advised.



Craigdale, Glenkinnon, Clovenfords

TD1 3LH

Guide Price £285,000

Vestibule
Hall
Lounge
Dining Room
Breakfasting Kitchen
Utility Room
Rear Porch
Three Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Large Garden
Large Monoblock Drive
Greenhouse
Shed

Around Two Acres of Land
Triple Stable Block
Field Shelter



Location

The properties lies around two miles from the popular village of Clovenfords, enjoying a good degree of privacy in a rural yet accessible location. The vilage 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 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.

Fixtures and Fittings

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

Services

Mains water, gas and electricity. Private drainage. Gas central heating, double glazing.

EPC

D

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

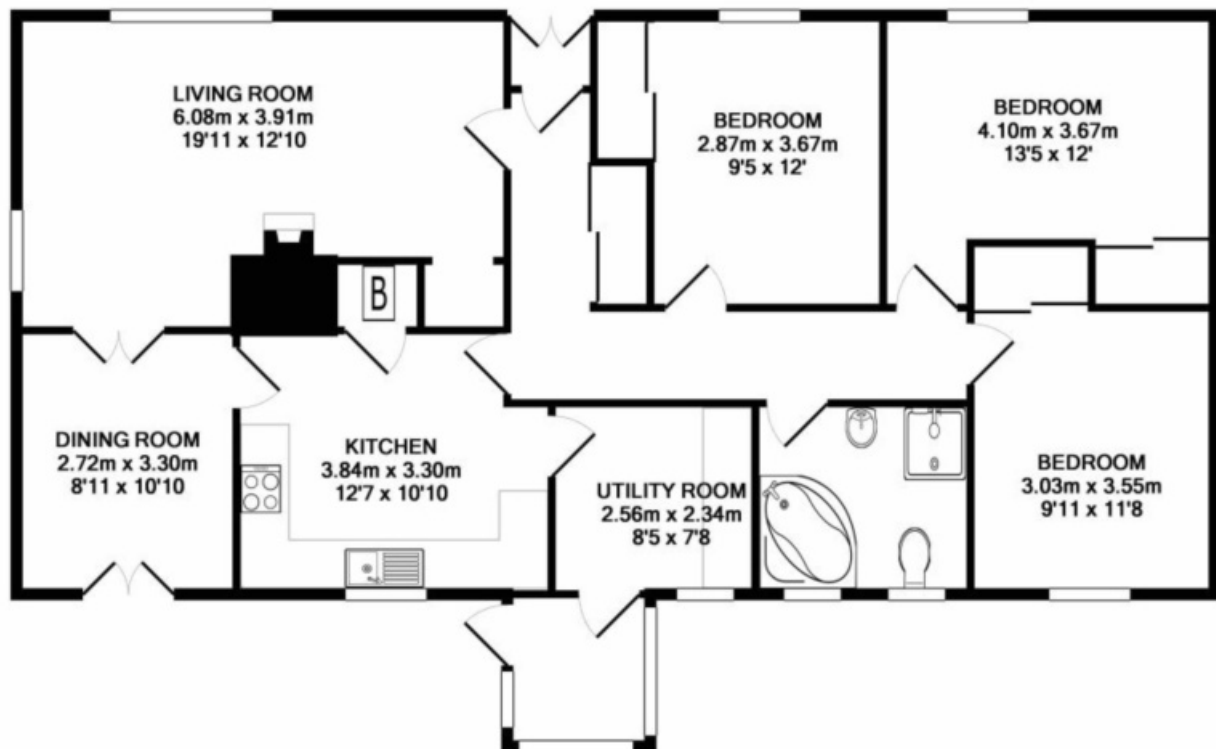


Interested in this property?
Galashiels
Call 01896 758311

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



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.