

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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33 Lairburn Drive, Clovenfords

TD1 3AJ

Fixed Price £385,000



33 Lairburn Drive is a stunning five bedroom detached family home, located within a sought-after modern development in the popular village of Clovenfords. Ideally placed families due to its proximity to the highly acclaimed Clovenfords Primary School. The property offers a modern ambiance throughout, having been stylishly decorated and upgraded by the current owners and is in truly move-in condition. The accommodation comprises: Hall, Lounge, Dining Kitchen, Utility Room, Snug/Family Room, Downstairs WC, Master Bedroom with En-Suite, Four Further Bedrooms, Jack & Jill Shower Room and Bathroom. Externally, the property has a generous garden to the front and rear, integral double garage and drive. Viewing is strongly recommended.



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Hall
Lounge
Dining Kitchen
Utility Room
Snug/Family Room
Downstairs WC
Master Bedroom with En-Suite Shower Room
Four Further Bedrooms
Jack & Jill Shower Room
Bathroom

Gas Central Heating
Double Glazing

Garden
Double Garage
Drive



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

C

Council Tax Band

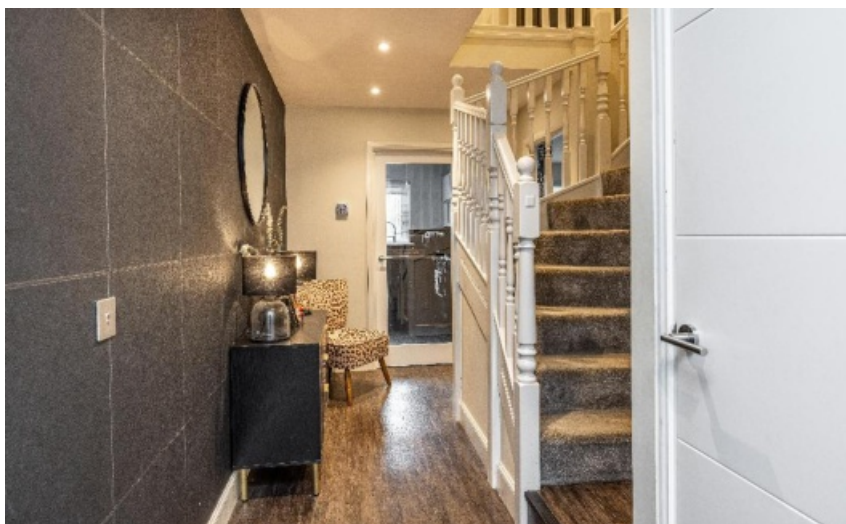
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Viewing

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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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



33 Lairburn Drive, Clovenfords

Approximate Gross Internal Area = 166.9 sq m / 1796 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1154586)

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.