



11 MEIGLE ROW

CLOVENFORDS TD1 3LX

This semi-detached house is located within the popular village of Clovenfords. Requiring refurbishment, the property would make an ideal starter home or Buy to Let Investment. The accommodation comprises: Living Room, Kitchen, Two Double Bedrooms, Bathroom. Garden & Parking.

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LOCATION:

Clovenfords is a small village located roughly around 3 miles west of Galashiels. The Village includes a modern primary school, village store and The Clovenfords Hotel. Secondary schooling is available in Galashiels which has an extensive range of shops, leisure and sporting facilities. The Borders General Hospital lies just outside Melrose. The Borders railway terminus in Galashiels provides a direct link into Edinburgh in around 50 mins making this an excellent home for the commuter.

ACCOMMODATION COMPRISES:**ENTRANCE:**

Entrance to the property is through the partially glazed main door leading into the hallway.

HALLWAY:

Window. Staircase to upper level. Radiator. Two doors leading to Livingroom. Meters and fuse box under staircase.

LIVING/ROOM: 3.46m x 6.18m (at longest)

Front and back facing windows. 2 x radiators. Gas fire with Oak coloured wooden surround. Curtains & blinds. Serving hatch. Power points.

KITCHEN: 2.42m x 3.12m

Wall and base units. Stainless steel sink. Gas cooker. Fan. Curtains. Power points. Window overlooking rear garden.

Doorway leading to Porch.

Cupboard. External door leading to pathway at the side of the house.

STAIRS LEAD TO:**BATHROOM: 2.05m x 1.68m**

W.C. Wash hand basin. Shower cubicle.

BEDROOM 1: 3.40m x 2.70m

Window. Two shelved cupboards. Blinds. Power points.

BEDROOM 2: 3.53m x 2.76m

Window. Blinds. Shelved cupboard. Power points. Vent.

OUTSIDE/GARDEN AREA:

Garden areas lie to the side and rear of the property. Garden shed, Greenhouse and Patio area. Parking.

GENERAL:

Any curtains, blinds & light fittings are included in the sale.

SERVICES:

Mains gas, water, drainage and electricity are connected.

BURDENS:

Council Tax – Band B EPC Rating – E

VIEWING:

Strictly by appointment through the selling agents.

ENTRY:

By negotiation.



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. gas and electric installations and appliances in the house have not been checked by the selling agents.



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