



7 WHYT BANK ROW, CLOVENFORDS, GALASHIELS, TD1 3NE



- PRESENTED IN IMMACULATE CONDITION
- SPACIOUS FAMILY ACCOMMODATION
- IDYLIC VILLAGE SETTING CLOSE TO PRIMARY SCHOOL
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN

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DESCRIPTION

Presented in immaculate condition, this four bedroom two storey villa in an idyllic village setting, in an estate of privately owned properties, offers spacious family accommodation over two floors. It has gas central heating and double glazing throughout, off-street parking, an enclosed garden, and is close to the local primary school. Clovenfords is only three and a half miles from Galashiels Academy, a wide variety of nationally and locally branded shops and other amenities, and the Borders Railway with services to Edinburgh and Tweedbank.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached across the front drive and opens into a vestibule. An inner door opens into a hall off which sit a shower room, double bedroom, utility cupboard which houses a washing machine and the central heating boiler, and conservatory. Another door leads from the vestibule to the kitchen. A second door in the kitchen leads to a second hall off which sit the lounge, a toilet, vestibule leading onto the back garden, stairs to the upper accommodation, and walk-in under stair storage cupboard.

LOUNGE

The lounge is very spacious and overlooks the back garden through a large south facing picture window and side window, each enjoying open, stunning views to the countryside surrounding the village. The windows allow in generous amounts of daylight to make it a bright and welcoming room. The focal point in the room is the traditional style electric fire in a white wood surround on a black stone hearth. A second door in the lounge leads through to the dining room.

DINING ROOM

The dining room can be entered from the lounge or the kitchen. It overlooks the front garden and is a very spacious and bright room with ample space to accommodate the full dining table set and free standing dining room furniture that is there.

KITCHEN

The kitchen is a bright generously proportioned workspace with modern fixtures and fittings overlooking the front garden through a large picture window and has capacity to accommodate a dining table set. Black granite effect worktops run on three sides of the room with an integral fridge, freezer, double ceramic sink, and a Rangemaster cooker with five gas rings and two electric ovens. The walls behind

the worktops are tiled and generously supplied with electric power points. Wall and floor mounted units provide ample storage.

DOWNSTAIRS BEDROOM

This bright double room has windows which overlook the gardens at the front and back of the property. It has ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

DOWNSTAIRS SHOWER ROOM

This is located adjacent to the downstairs bedroom, and has a white suite of wash basin, toilet, and walk in shower cabinet with a shower fed from the main water supply and shielded by a folding glass shower door. The walls behind the shower are tiled, and a central heating radiator is fitted in the room.

DOWNSTAIRS TOILET

This is in the hall opposite the lounge. It has a white suite of wash basin and toilet, and a central heating radiator is fitted in the room.

CONSERVATORY

The south facing conservatory is adjacent to the downstairs bedroom and is entered from the hall. It is spacious, fully double glazed with electric light and power, and is fitted with a central heating radiator. It enjoys open views to the countryside surrounding the village and double patio doors open onto the back garden.

UPSTAIRS

A bright open staircase leads to a sizable upper landing off which sit a bathroom, two bedrooms and an office which could be an additional double bedroom.

UPSTAIRS BEDROOMS 2 & 3

These bright and generously proportioned double rooms overlook the front and back gardens, respectively. The south facing master bedroom which overlooks the front, enjoys open spectacular views to the hills and countryside surrounding the village. Each benefit from a double door built in wardrobe, and each have ample capacity to accommodate free standing bedroom furniture in addition to a double bed.

BATHROOM

The bathroom has modern fixtures and fittings with a white suite of wash basin, toilet, and bath over which is fitted a rain head shower with an additional handheld unit, shielded by

a glass folding shower door. The walls and the floor of the room are fully tiled with attractive grey bathroom tiles. The bathroom also accommodates a large built in storage cupboard.

OUTSIDE

The house is surrounded by a mature and well maintained garden which is fully enclosed at the back. The garden also accommodates two large out houses attached to the main building, and three wooden garden sheds. At the front of the house there is a drive which accommodates off-street parking, and additional unrestricted on-street parking is available immediately outside the property.

SERVICES

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

EXTRAS

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

ENTRY

By arrangement with sellers.

HOME REPORT

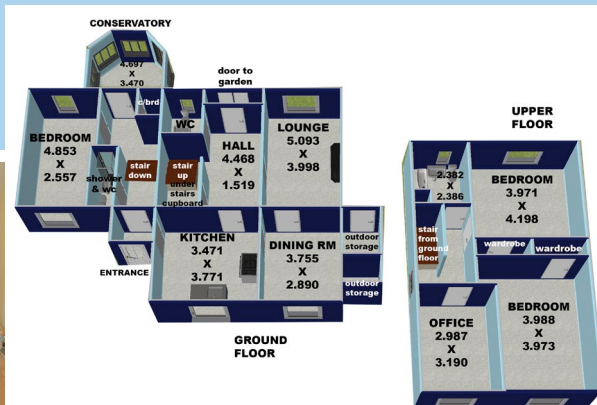
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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.



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