

**Galashiels**

Call 01896 758311



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 22 Craigmyle Park, Clovenfords

TD1 3LA

**Guide Price £550,000**



Located within the highly desirable and select modern development of Craigmyle Park in the stunning Tweed Valley, this beautifully presented five-bedroom, four-bathroom detached home offers spacious and versatile living, ideal for modern family life. The property features a generous lounge, dining kitchen with French doors leading to the garden, elegant dining room and a practical utility room, all thoughtfully designed to suit a variety of lifestyles. The double garage and double driveway provide ample parking, while the expansive, landscaped garden offers a private outdoor retreat perfect for entertaining or relaxing. Within the catchment area for the popular Clovenfords Primary School, this outstanding home combines style, space and a sought-after location to deliver exceptional family living. Early viewing recommended.





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Vestibule  
Hall  
Lounge  
Dining Room  
Dining Kitchen  
Utility Room  
Downstairs WC  
Master Bedroom with En-Suite  
Guest Bedroom with En-Suite  
Three Further Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing  
Solar Panels

Large Landscaped Garden  
Double Garage  
Double 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, solar panels.

### EPC

C

### Council Tax Band

G

### 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  
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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



## 22 Craigmyle Park, Clovenfords

Approximate Gross Internal Area = 201.7 sq m / 2171 sq ft

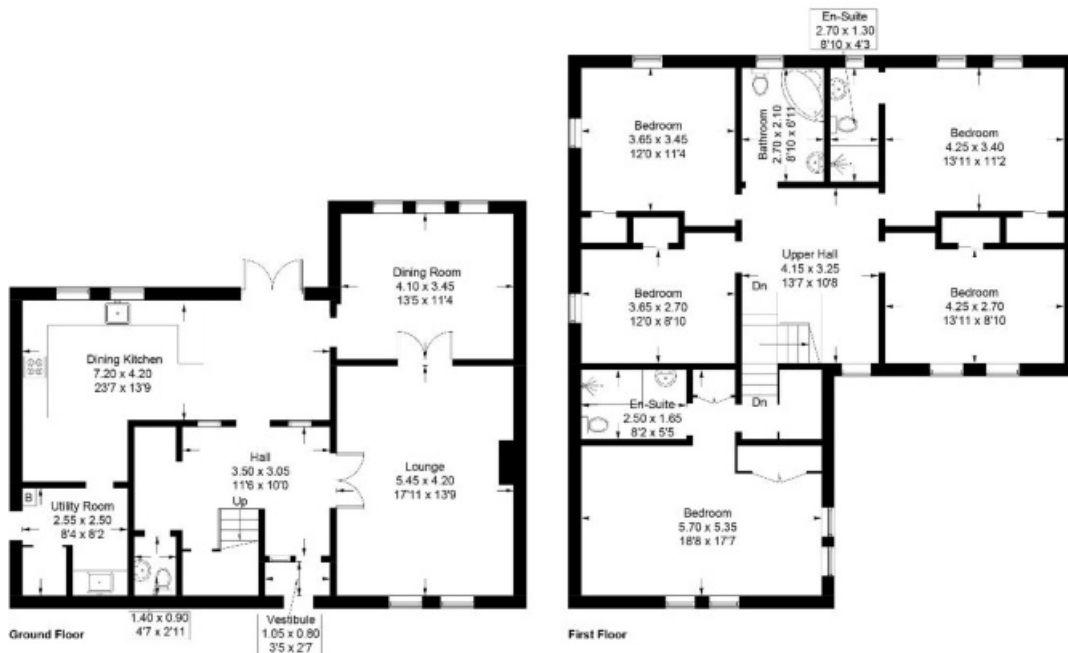


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1206851)

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.