

**Galashiels**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Rose Cottage, Stirling Terrace

Clovenfords, TD1 3NB

**Guide Price £230,000**



Tucked away in the quiet village of Clovenfords, this traditional cottage blends timeless character with thoughtful modern touches. Previously extended to the rear, it now offers an additional public room that opens directly onto the garden, creating a lovely connection between indoor comfort and outdoor space. The layout is well planned throughout. A cosy lounge with a wood burning stove forms the heart of the home, while the good sized kitchen provides ample room for dining and everyday living. Upstairs, there are two generously proportioned double bedrooms along with a well appointed shower room. The cottage sits within sizeable gardens to both the front and rear, each designed for relative ease of maintenance while still offering plenty of space to enjoy. Altogether, this is a charming and practical home in a peaceful village setting.



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Ground Floor  
Entrance Hall  
Lounge  
Dining Kitchen  
Utility  
Spacious Living Room to the rear

First Floor  
Two Double Bedrooms  
Shower Room

Generous gardens to the front & rear



### 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 easily 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, with secondary schooling 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 floor coverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water and electricity. Gas Central Heating. Double Glazing.

### EPC Rating

C

### Council Tax Band

C

### Viewings

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  
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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
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
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**Rose Cottage, Stirling Terrace, Clovenfords, TD1 3NB**

Approximate Gross Internal Area = 113.9 sq m / 1226 sq ft

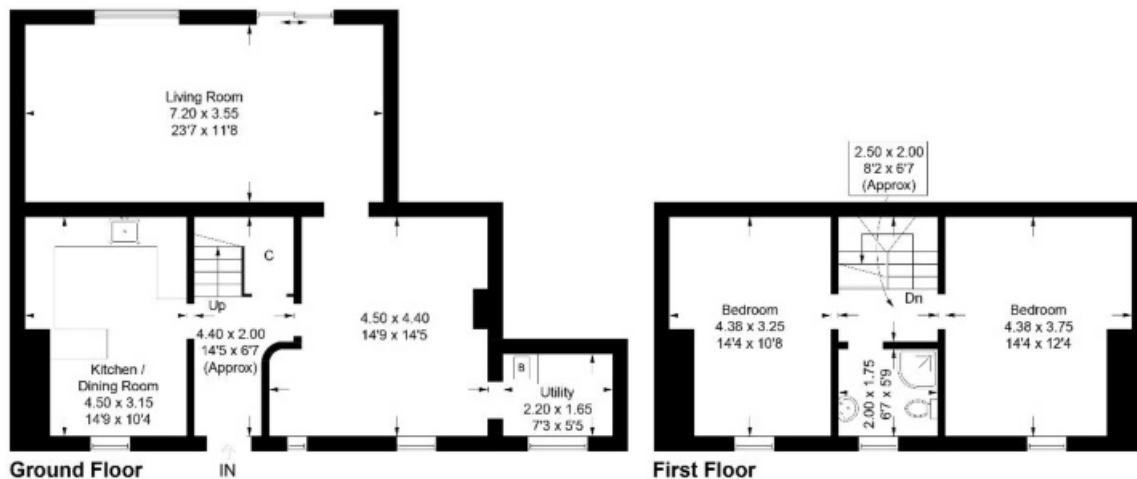


Illustration for identification purposes only, measurements are approximate, not to scale. Fourilabs.co © (ID1294345)

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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.