

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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19 Vine Street

Clovenfords, TD1 3LU

Offers Over £235,000



Set within the sought after village of Clovenfords, this four bedroom semi-detached home enjoys a wonderfully tucked away position at the end of a small, quiet cul-de-sac. Offering an ideal setting for families, it features a versatile layout that includes a ground floor bedroom - perfect for guests, multi-generational living or those seeking additional flexibility. While some cosmetic upgrading would be beneficial, the property presents excellent scope to modernise and personalise to one's own taste. Its generous plot is a standout feature, providing an expansive garden - particularly to the rear - offering superb outdoor space for children, gardening or entertaining. To the front, a large gravelled driveway and a garage ensure plentiful private parking. A rare opportunity to secure a spacious family home with outstanding potential in a highly desirable village location.



19 Vine Street

Clovenfords, TD1 3LU

Offers Over £235,000

Ground Floor
Entrance Hall
Lounge
Dining Room
Kitchen
Double Bedroom

First Floor
Three Further Bedrooms
Shower Room

Generous gardens to the front, side & rear
Large gravelled drive
Garage



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. Double Glazing. Electric Heating

EPC Rating

E

Council Tax Band

E

Viewings

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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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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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
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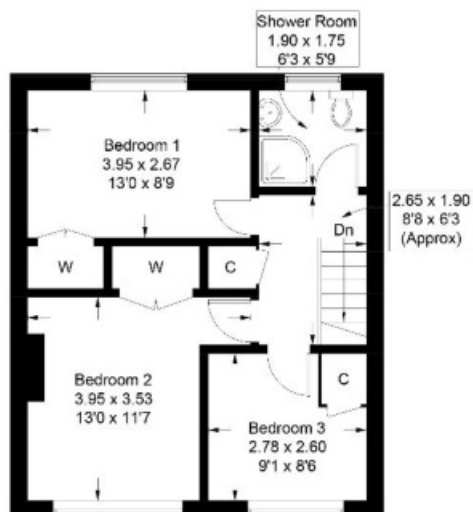


19 Vine Street, Clovenfords

Approximate Gross Internal Area = 111.58 sq m / 1201 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1340921)

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.