

Extremely attractive and stylish bungalow

Set in sought after quiet residential area

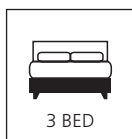


29 Valley View

Clovenfords, Galashiels, Borders, TD1 3NG



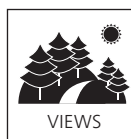
Scan Here!



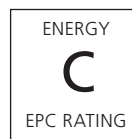
3 BED



1 SHOWER



VIEWS



ENERGY

C

EPC RATING



MARY & ANGUS HOGG



KEVIN RAE



G.LAIRD



RICHARD WEBB



JAMES DENHAM

Clovenfords

Galashiels

Clovenfords is a small village set within stunning countryside, it has a well regarded hotel with a pub and restaurant, a village store, and Post Office. A new and highly acclaimed primary school was built in 2012. There is a community hall where there is a timetable of different activities for old and young, including Badminton and yoga. If you enjoy the out doors then this village is for you , surrounded by stunning countryside, with plenty of walks, and bridal paths. The Tweed Cycle Way passes through Clovenfords, and nearby you will find Glentress and Innerleithen part of the highly acclaimed 7 Stanes family which offers some of the best mountain biking in the UK.

Clovenfords proximity to the A7 and A68 makes it a popular choice for those wishing to commute to Edinburgh, and Galashiels is within four miles away where the Borders Railway line is set to be up and running by summer 2015. Galashiels is also home to Galashiels Academy, and Borders College. You will also find most major retail outlets.

The Scottish Borders is easy to reach from every direction, with major routes from all directions touching its boundaries. Leave behind the motorways and ring roads and in little more than an hour by car from Edinburgh, Glasgow, Newcastle and Carlisle you'll discover that driving is a pleasure again. Traffic free roads and quiet country lanes reveal new breath-taking vistas which change with the seasons, the weather and the light.



*"...Clovenfords is a small village set within
stunning countryside..."*





Valley View

Colvenfords

McEwan Fraser Legal are delighted to bring to the market this immaculate family home with stylish design and high quality finishes and fixtures, set in a quiet cul-de-sac making this a safe and quiet family home with stunning views of the surrounding countryside. Briefly the accommodation comprises front porch opening into a large open plan split level dining lounge with attractive feature fireplace, a contemporary kitchen designed by Magnet, with good selection of units, integrated appliances, bi-fold doors open onto the deck from the kitchen which flood this area with natural light, and make a superb area to entertain. There is a spacious utility room, family shower room with large feature spa shower, and finally three double bedrooms, all with good fitted storage.

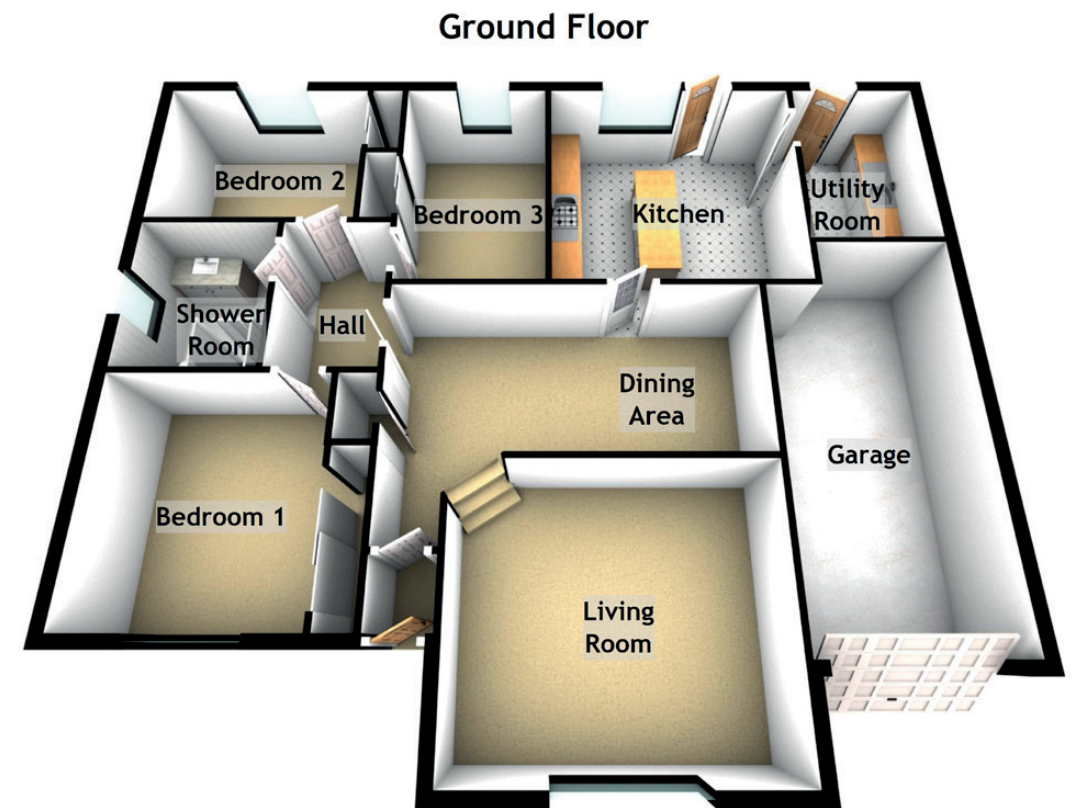
Externally the style continues with attractive decked areas both front and rear, and a summer house. This property further benefits from gas central heating and double glazing throughout, and has a single garage with power and light.



Living Area



The Bedrooms

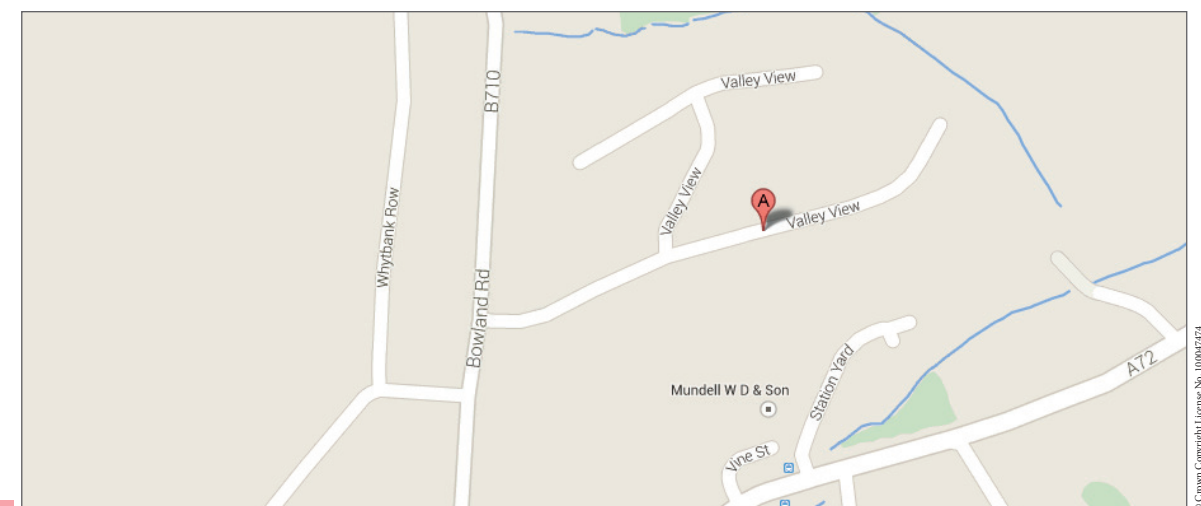


Approximate Dimensions
(Taken from the widest point)

Living Room	4.16m (13'8") x 4.08m (13'5")
Kitchen	3.99m (13'1") x 3.70m (12'2")
Dining Area	5.55m (18'2") x 2.59m (8'6")
Utility Room	2.94m (9'8") x 2.01m (6'7")
Bedroom 1	3.70m (12'2") x 3.25m (10'8")
Bedroom 2	3.29m (10'10") x 2.58m (8'5")
Bedroom 3	3.70m (12'2") x 2.32m (7'7")
Shower Room	2.49m (8'2") x 2.13m (7')
Garage	6.14m (20'2") x 2.87m (9'5")



"...family
shower room
with large
feature spa
shower..."





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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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