



**McEwan Fraser Legal**

Solicitors & Estate Agents

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40 Lairburn Drive

CLOVENFORDS, GALASHIELS, BORDERS, TD1 3AJ



Clovenfords

GALASHIELS, BORDERS, TD1 3AJ

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 outdoors 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 located. 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 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.

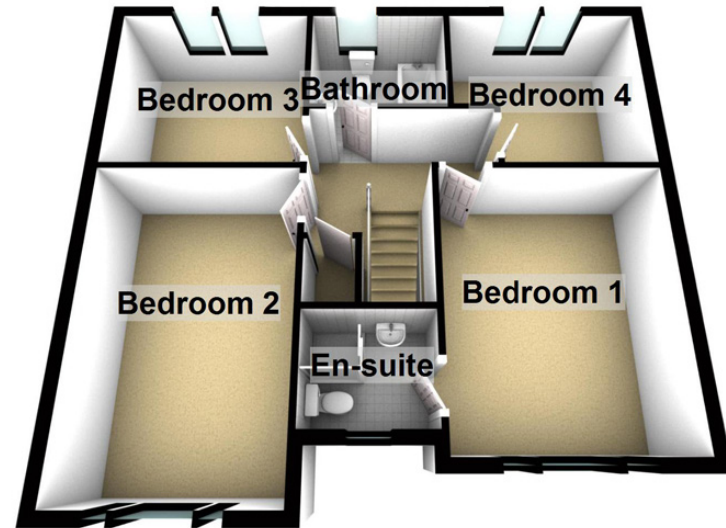
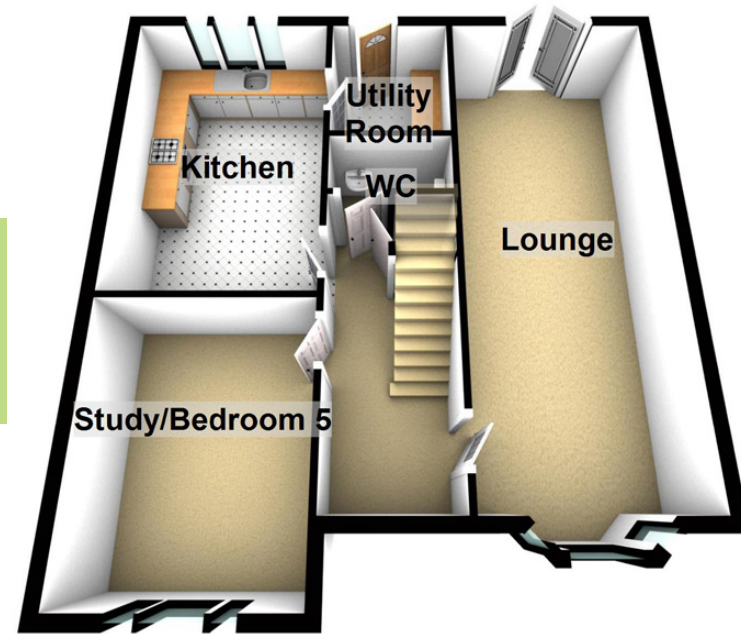




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We are delighted to offer to market this fantastic family home in a sought after location within walking distance to highly respected local school. The property is a well-proportioned family lounge with dining space, quality fitted breakfast kitchen with integral appliances, there is a further public room suitable for either a study or TV snug, utility room, downstairs WC,

upstairs there are four comfortable and spacious bedrooms, with an en-suite master bedroom, modern white family bathroom. The property further benefits from double glazing throughout and energy efficient central heating, good sized garden, private driveway and splendid views.



Approximate Dimensions
(Taken from the widest point)

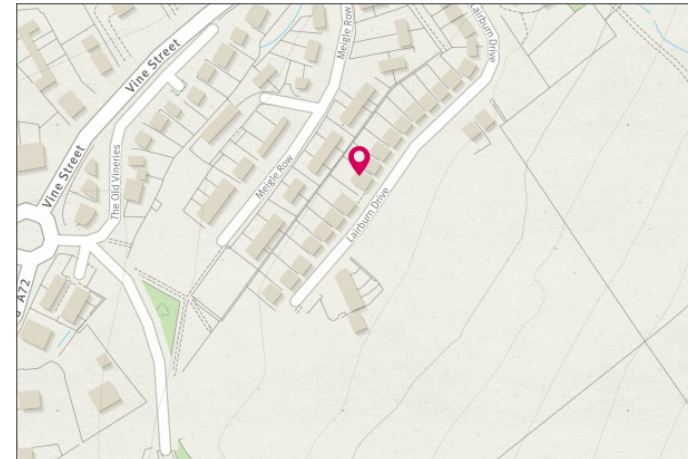
Lounge	7.54m (24'9") x 3.03m (9'11")
Kitchen	4.63m (15'2") x 3.03m (9'11")
Utility Room	2.02m (6'8") x 1.84m (6')
Bedroom 1	4.12m (13'6") x 3.33m (10'11")
En-suite	1.93m (6'4") x 1.88m (6'2")
Bedroom 2	3.78m (12'5") x 3.05m (10')
Bedroom 3	3.05m (10') x 2.75m (9')
Bedroom 4	3.04m (10') x 2.75m (9')
Study/Bedroom 5	3.12m (10'3") x 3.02m (9'11")
Bathroom	2.16m (7'1") x 1.71m (5'7")
WC	1.84m (6') x 0.90m (2'11")

Gross internal floor area (m²) - 124

EPC Rating - C

Extras
(Included in the sale)

All fixtures should(include lights and mirrors) carpets,
blinds, kitchen appliances, the master bedroom
wardrobe, and the garden shed.






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Part
Exchange
Available



Text and description
DEREK WEBSTER
 Surveyor



Professional photography
PHILIP STEWART
 Photographer



Layout graphics and design
CATHERINE ANDERSON
 Designer

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