



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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12 Todburn Way, Galashiels, TD1 3AL

Guide price £335,000



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12 Todburn Way

Galashiels, TD1 3AL

- Executive Detached Family Home
- Open Plan Family Kitchen
- 4 Double Bedrooms (2 En-suite)
- Landscaped Gardens
- Train Station 3 Miles
- Sought-After Location
- 3 Public Rooms
- Detached Double Garage
- Primary School Nearby

UNDER OFFER

We are delighted to bring to the market this immaculately presented detached family home located in a very popular residential development within the beautiful village of Clovenfords. The property boasts a very spacious layout over two levels, including a modern Family Kitchen, large Dining Room and two En-suite Bedrooms. The property commands an elevated position within the development and benefits from fantastic views over Clovenfords and the surrounding countryside.

The village of Clovenfords lies around three miles west of Galashiels and has a modern well-regarded primary school and hotel/restaurant with public house. Galashiels is one of the largest of the Border towns and is largely regarded as the commercial and retail hub for the Borders offering a full range of amenities and facilities. Galashiels and Stow Railway Stations are both within easy reach making this an ideal location for commuting to Edinburgh city centre.

- ENTRANCE HALL - CLOAKROOM - FAMILY KITCHEN - LOUNGE - DINING ROOM - STUDY/BEDROOM 5 - UTILITY ROOM - 4 DOUBLE BEDROOMS (2 EN-SUITE) - FAMILY BATHROOM -



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Internally

Built in around 2014 by Barratt Homes, this executive property is finished to a high standard with modern fixtures and fittings throughout. To the ground floor, there is a welcoming Entrance Hallway with WC. Double doors open into the spacious south facing Dining Room which is complimented by feature bay window adding character to this fantastic entertaining space. The Lounge is set to the rear of the property with a large picture window overlooking the back garden and a modern electric fire suite surrounded by a stone mantelpiece which provides the perfect centrepiece. The Family Kitchen is also set to the rear with French doors out to the garden. The Kitchen follows through to the Utility Room which houses the gas fired boiler. The Study/Bedroom 5 is situated to the front of the property and provides an ideal home office or additional living space. On the first floor, there is a galleried landing with large airing cupboard housing the hot water cylinder, four generous double Bedrooms with built-in wardrobes (two with En-suite facilities) and the Family Bathroom.

Kitchen

The Family Kitchen really is the heart of this home providing a wonderful relaxed social space which incorporates a delightful breakfast bar and seating area fitted with a wall mounted tv and double doors leading out to the rear garden. The kitchen is fitted with modern white shaker-style wall and base units incorporating quartz worktops and an under-mounted composite sink with swan neck mixer tap. The kitchen is well-equipped for modern living with pull-out storage features, under-cabinet lighting and soft-close hinges and drawers. The centrepiece is the dual-fuel Rangemaster cooker with 6-burner gas hob, two ovens, separate grill and storage drawer. Integrated appliances include a tall fridge freezer and dishwasher. The Utility Room houses the washing machine, tumble drier and gas fired boiler.



Bathroom Facilities

The Family Bathroom is a generous size with ample space for free-standing furniture. There is a modern 3-piece suite including WC, pedestal wash hand basin and bath mixer shower over. Tiled splashbacks and flooring complete the look.

Both En-suite Shower Rooms are fitted with 3-piece suits including a WC, pedestal wash hand basin and shower enclosure with mixer shower and tiled splashbacks.

Externally

The property enjoys private gardens to the front, side and rear. The front garden is largely laid to lawn with colourful flower beds and includes a mono-block driveway providing ample parking for 2 vehicles and access to the garage.

The rear garden has been landscaped over two levels to form a wonderful outdoor living space perfect for year-round use. There is a large-decked area as well as a lawn and lower terrace (accessed via a set of steps) which houses the greenhouse and raised vegetable planters. The garden is bounded by timber fencing and further benefits from stylish outdoor lighting and four external power points for convenience.

Outbuildings

There is a detached double garage to the side of the property accessed via two metal up-and-over doors. Mains power and lighting are available. There is also a purpose-built shed to the side of the property for garden storage as well as a single glazed greenhouse.

Location

Clovenfords is a quaint village approximately 3 miles from Galashiels benefitting from a modern primary school and hotel / restaurant with public house. Galashiels has a full range of amenities including large supermarkets, clothes shops, cafes, bars, restaurants, cinema and train station with journey times to-and-from Edinburgh in less than one hour. There is an excellent range of schooling available including primary, secondary and university education. The Tweed Valley is also very close-by for world-class Mountain Biking. Other popular outdoor pursuits include hill walking, fishing, golf and rugby.

Fixtures & Fittings

All fitted carpets, floor coverings, blinds, integrated appliances and Rangemaster Cooker are to be included within the sale.

Services

All mains services are available. Gas central heating and double glazing.

Council Tax

Council Tax Band G.

Viewings

Strictly By Appointment via James Agent. A virtual tour is available online.

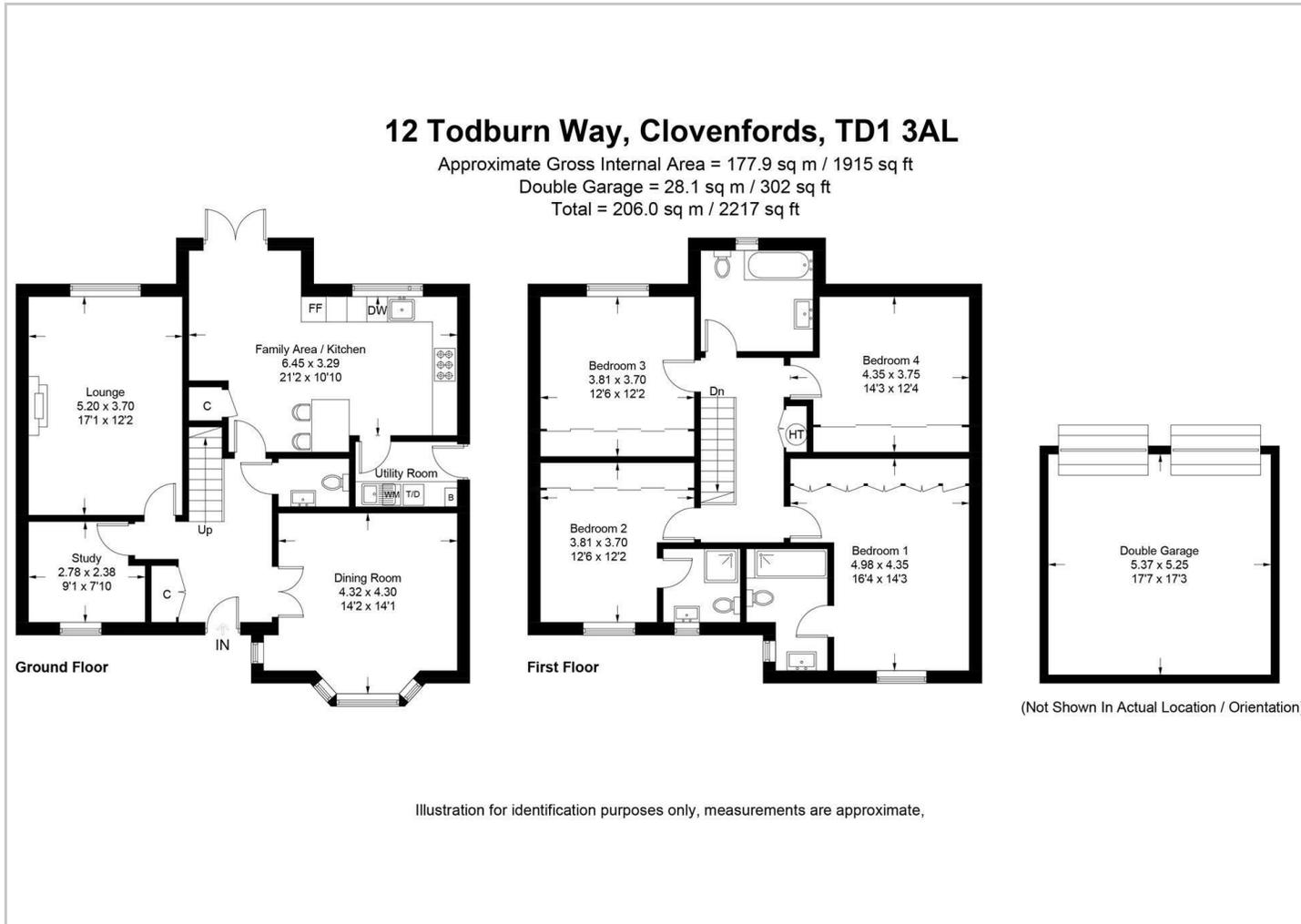
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a Note of Interest via their solicitor. In the event of a closing date being set, the Seller shall not be bound to accept any offer and the Seller also reserves the right to accept any offer at any time.





Floor Plans



Viewing

Please contact our us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

