





8 Valley View

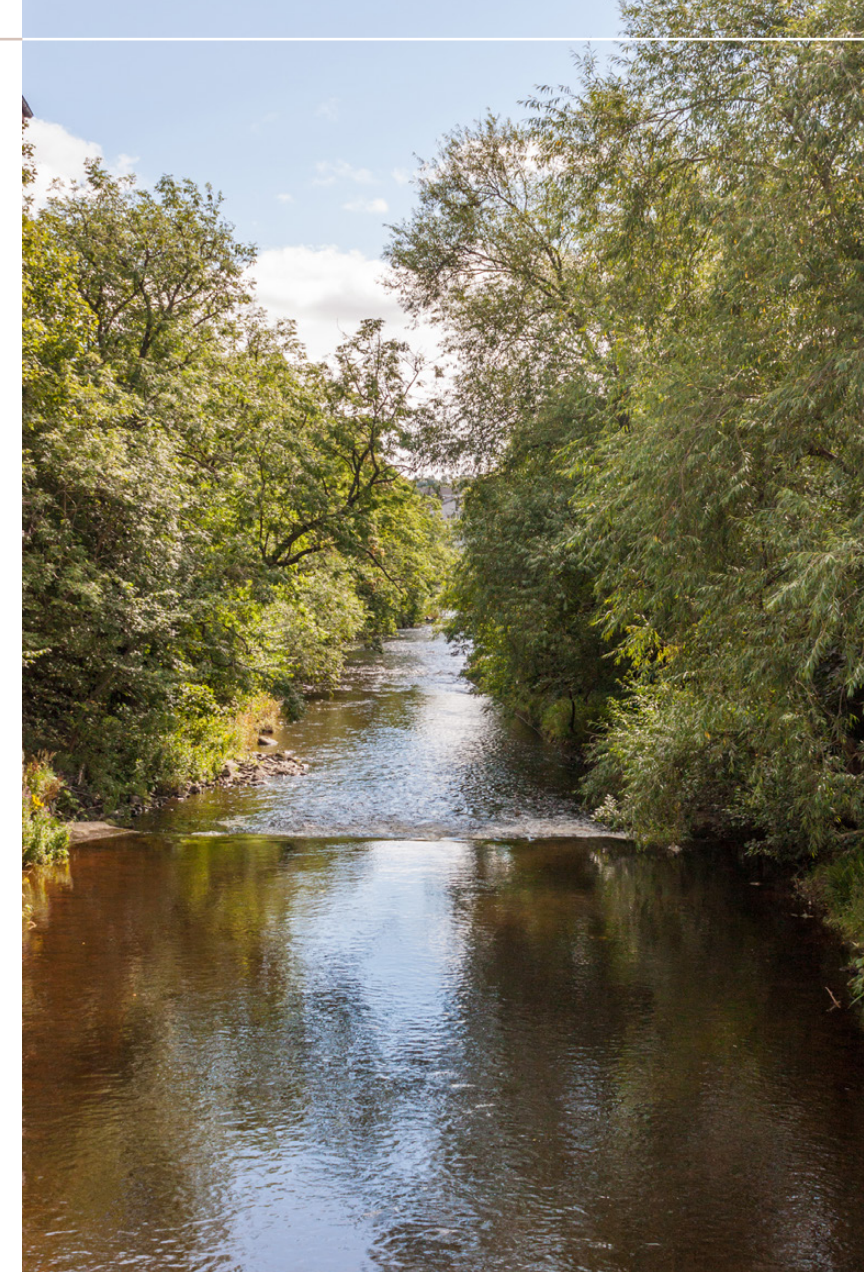
CLOVENFORDS, GALASHIELS, BORDERS, TD1 3NG

Clovenfords is a small village set within the stunning countryside, it has a well-regarded hotel with a pub and restaurant, a village store, and mobile 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 as well as Torwoodlee Golf Course, a 10 minute drive away. 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 the A68 makes it a popular choice for those wishing to commute to Edinburgh. Additionally, the Borders Railway, offering ready access to the city centre, has stops 4 miles away in Galashiels and 6 miles away in Stow where there is free car parking. There is also a secondary school in Galashiels and further education is available at the Borders College and Heriot Watt University campus.

The Scottish Borders are 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.

McEwan Fraser Legal are delighted to bring to the market this immaculate and unique Norwegian designed family home with 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 entrance hallway providing access to a downstairs WC and opening into a beautiful, large open plan, triple aspect dining lounge with attractive log burner. This room is a fantastic area to entertain. Patio doors open onto the deck which flood this area with natural light. A contemporary kitchen design with a great selection of units and integrated appliances. Completing the downstairs accommodation there is a spacious utility room with back door providing access to the front of the house.

Upstairs there are two great sized double bedrooms which benefit from large built-in wardrobes. A family bathroom room with a large shower and separate corner bath.

Externally, the Nordic style continues with attractive decked areas both upstairs and downstairs, and a separate garage/guest house.

The garage has been turned into a cosy guest suite complete with a large bedroom upstairs, shower room and lounge downstairs. There is also a single garage that could house a car or provide storage space.

This property further benefits from a heat recovery and ventilation system, electric underfloor heating and argon gas filled double glazing throughout.

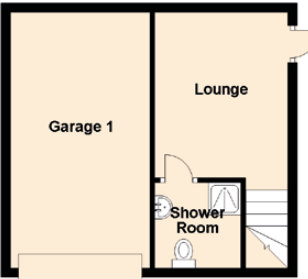




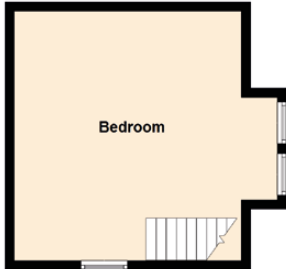
Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

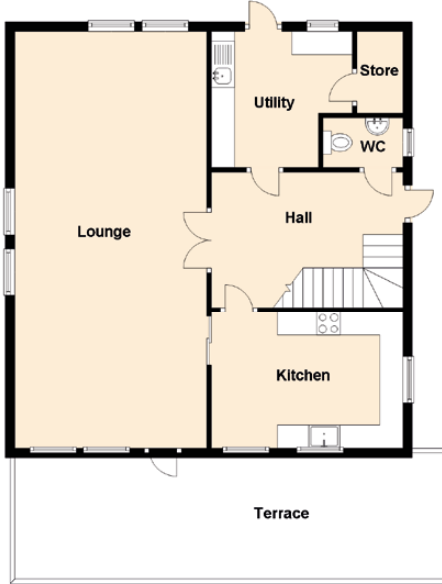
Garage Conversion Lower Floor



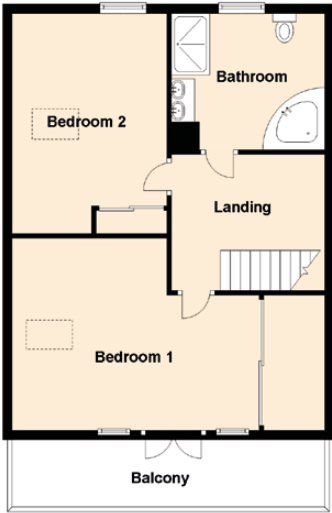
Garage Conversion Upper Floor



Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Garage Conversion Lower Floor	
Garage 1	5.50m (18'1") x 3.00m (9'10")
Lounge	5.50m (18'1") x 2.86m (9'5")
Shower Room	1.85m (6'1") x 1.84m (6')

Garage Conversion Upper Floor	
Bedroom	5.66m (18'7") x 5.36m (17'7")

Ground Floor	
Hall	4.12m (13'6") x 2.92m (9'7")
Lounge	8.98m (29'6") x 4.13m (13'7")
Utility	3.03m (9'11") x 2.93m (9'7")
Kitchen	4.12m (13'6") x 2.93m (9'7")
WC	1.72m (5'8") x 1.07m (3'6")
Terrace	11.30m (37'1") x 2.70m (8'10")

First Floor	
Landing	3.30m (10'10") x 2.92m (9'7")
Bedroom 2	4.73m (15'6") x 3.33m (10'11")
Bathroom	3.30m (10'10") x 2.93m (9'7")
Bedroom 1	5.32m (17'5") x 4.14m (13'7")
Balcony	6.85m (22'6") x 1.54m (5'1")

Gross internal floor area (m²): 123m² | EPC Rating: E

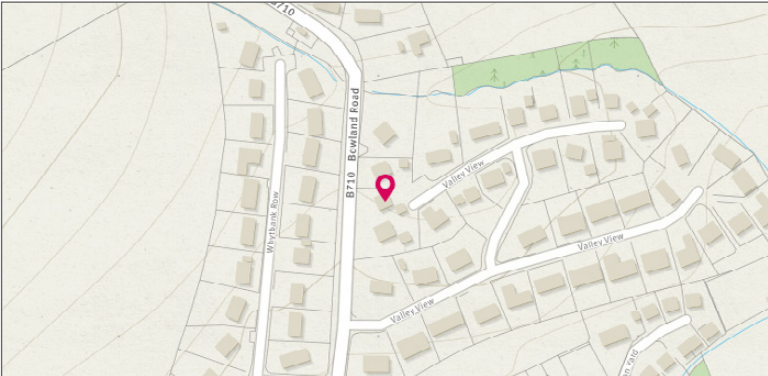


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