



3 Whytbank Farm Cottages,
Clovenfords, TD1 1UF



BESTTM
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL
SALES



A charming semi-detached three-bedroom cottage enjoying a quiet, semi-rural hilltop position boasting of fabulous countryside views overlooking the pretty Borders village of Clovenfords.



DESCRIPTION:

Originally built in around 1890, 3 Whytbank Farm Cottages is part of a small private development of similar properties which were extended in around 2006 and offers generous accommodation totalling an impressive 1,130 square feet over two floors. With a tranquil location and stunning views, this property is sure to prove popular and early viewing is advised.

The well-proportioned internal accommodation comprises; bright and welcoming entrance hallway with a staircase to the upper floor which has a sizeable storage cupboard below. With a dual aspect, enjoying windows to the front and side, is the generous sitting room, with large front facing window providing fabulous views over the rolling hills and the countryside beyond. Positioned to rear, boasting of a vaulted ceiling with skylight and dual aspect windows is the light and airy dining kitchen. The kitchen is fitted with a range of stylish wall and base units with contrasting worktops incorporating an electric hob and a stainless-steel sink positioned below a side facing window. Integrated appliances include an electric oven, dishwasher, a fridge freezer, and there is space for a washing machine. The dining kitchen is of a generous size and allows ample space for a dining table and chairs, perfect for entertaining family and friends. Enjoying the open countryside views and positioned to the front of the property is a comfortable double bedroom which benefits from having a fitted wardrobe. Completing the ground floor accommodation is the family bathroom which incorporates of WC, wash hand basin and a panelled bath with shower over. On the upper floor there is a hallway landing with a window to the front of the property, which gives access to a further two double bedrooms. Both bedrooms are of an excellent size and boast front facing windows providing those countryside views and both feature fitted storage.

OUTSIDE:

Externally; there are private garden grounds to the front, side and rear of the property. The front garden is mainly laid to lawn which is bound by timber fencing and hedging. There is a large, gravelled driveway to the side of the property allowing parking for several vehicles and leads to the rear garden. The generous private rear garden enjoys afternoon sunlight through to evening and has a large, gravelled area, an equally large area laid to lawn with a banking to the rear, planted with trees. There is a garden shed providing outdoor storage.

LOCATION:

Whytbank Farm Cottages are situated on the edge of the pleasant and peaceful village of Clovenfords which is nestled in the heart of the stunning Scottish Borders countryside. The village has a well-respected hotel with pub and restaurant, village shop, mobile post office and a modern purpose-built primary school which opened in 2012. Secondary schooling is provided in the neighbouring town of Galashiels, which is considered the centre of the Borders. There you will find a wide range of amenities including a Tesco, Asda, M&S as well as other independent and national shops. There is also a cinema, swimming pool, sports clubs and other leisure facilities. Surrounded by stunning countryside there are many country pursuits on hand which include golf, rugby, fishing, hill walking and horse riding, not to mention the world-renowned mountain biking centres of Innerleithen and Glentworth which are located nearby. With good links to the A7, the village it is a popular location for those looking to commute to Edinburgh, which is located 31 miles to the north. The new Borders Railway, which runs from Tweedbank to Edinburgh with an approximate travel time to Edinburgh Waverley of under one hour, has a station in Galashiels and Stow which lie three and six miles away respectively.



SERVICES:

Main's water and drainage. Main's electricity. Oil fired central heating. Timber framed double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings and blinds throughout the property will be included in the sale.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category C, with an annual charge of £1,522.75 payable for the year 2021/2022.

The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is C (70) with potential A (101).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment.

For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted.

JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer.

Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.



IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

ANTI-MONEY LAUNDERING REGULATIONS:

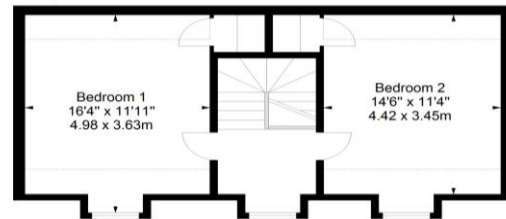
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer."

Particulars prepared June 2021.

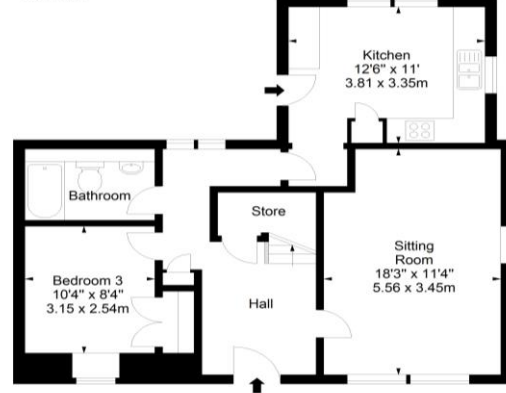
Whybank Farm Cottages, Galashiels, Scottish Borders, TD1 1UF

SquareFoot

Approx. Gross Internal Area
1130 Sq Ft - 104.98 Sq M
For identification only. Not to scale.
© SquareFoot 2021



First Floor



Ground Floor



Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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