



**2 Glenkinnon is a charming and immaculately presented two-bedroom detached bungalow situated near the Old Peel Hospital on the southern banks of the River Tweed. Only two miles from Clovenfords, it also benefits from a generous plot with attractive backdrop to the river, and a detached garage with private driveway parking.**

**Offering an excellent opportunity to extend the existing accommodation, subject to the necessary permissions, the property lies within easy reach of the Borders Railway, either at Galashiels or Stow.**

**Internally, the house lies across one level and comprises two double bedrooms, a bathroom, a large l-shaped sitting room with dining area, and a breakfasting kitchen. A charming semi-rural home with good storage, the property also benefits from double glazing and gas central heating.**

**Externally, there is private parking in the driveway for several cars to the front of the detached garage. There is garden ground to the front with pedestrian gate to the front door, and a large enclosed garden to the rear which has extensive lawn, and plenty of places to sit out and enjoy more informal entertaining, with access from the sitting room and rear porch.**

**Edinburgh is easily accessible via the A7 just North of Clovenfords, with the A72 to Peebles a short distance away. The main hospital in the area, the Borders General, lies on the outskirts of Melrose, approximately nine miles away.**

**Galashiels 5.5 miles. Edinburgh 33 miles. Clovenfords 2 miles. Peebles 15 miles.**

**(All mileage is approximate)**

#### **Location:**

2 Glenkinnon sits in an attractive semi-rural position around two miles from the village of Clovenfords which benefits from a hotel, and a primary school. The thriving old mill town of Galashiels, five and a half miles to the East, with a population of 12,000 offers a fuller range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Local tourist attractions include Old Gala House and Abbotsford House, the former home of Sir Walter Scott, with its award-winning visitor centre as well as many other attractions in nearby Melrose and other Border towns. Among the independent shops in Galashiels there is also a cinema, a health centre, a swimming pool, gym, dentists, orthodontist and a new Transport Interchange built primarily around the new train station in conjunction with the Borders Railway which is a particular bonus. Local sports teams include Gala RFC, Gala Fairydean FC, and Gala CC and local festivals include the historic Common Ridings held in the summer which is of particular note. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking at Glentress, and a selection of walks including the Southern Upland Way. Clovenfords has a primary school, with secondary schooling at Galashiels Academy. The Borders College and Heriot Watt University also have a campus in Galashiels, and there are also a number of churches in the area. The Borders General Hospital, the largest hospital in the Scottish Borders is approximately nine miles away, on the fringes of Melrose.

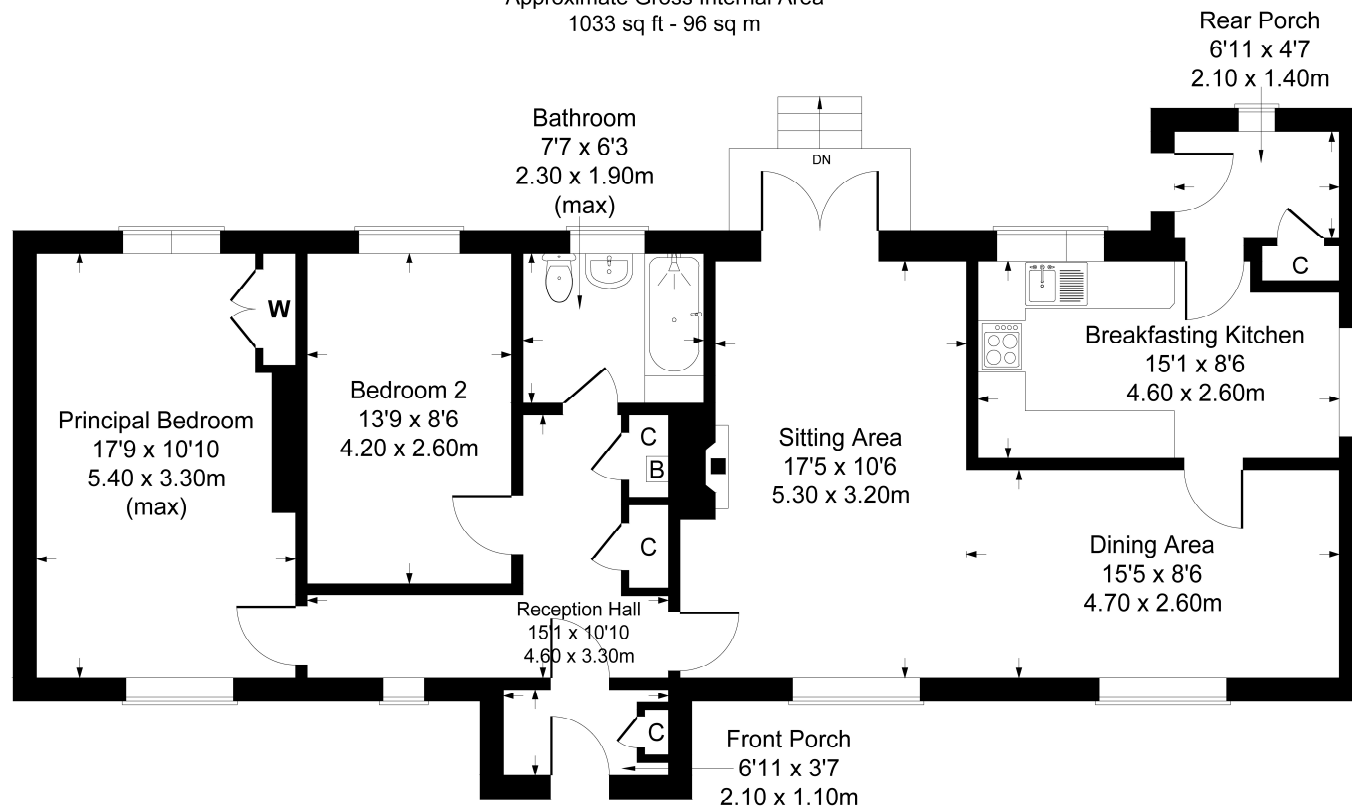
Clovenfords sits in an easily accessible area and can be reached by the nearby A7 which runs through to Galashiels and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway and runs from Tweedbank to Edinburgh, with stops in Galashiels and Stow. There is also a busy bus service which runs from the Interchange in Galashiels, beside the railway, with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns. Edinburgh International Airport also offers an excellent choice of destinations and lies 39 miles away.





## 2 Glenkinnon, Clovenfords, Galashiels TD1 3LH

Approximate Gross Internal Area  
1033 sq ft - 96 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY**

Produced by Potterplans Ltd. 2021





### Directions:

For those with satellite navigation the postcode for the property is: TD1 3LH. Coming from Edinburgh take the A7 South, signposted Galashiels/Carlisle. Continue through the village of Stow. Approximately seven miles south of Stow there is a turning for Clovenfords (B710), turn right here and proceed down into the village of Clovenfords. As you enter the village you will reach a small roundabout. Take the third turning, which is signposted Peebles and follow the A72 down to a larger roundabout. Turn first left and first right which will take you down to the bridge over the River Tweed. Follow the road over the bridge and 2 Glenkinnon is the second house on the right-hand side as you turn the corner.

If coming from Peebles take the A72 to the above roundabout and follow the directions from there, and from Galashiels take the A72 out of the town passing through Clovenfords and proceed in over the small roundabout and on to the larger roundabout at the junction, before following the aforementioned directions.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains electricity, mains water, septic tank drainage, gas central heating, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: C

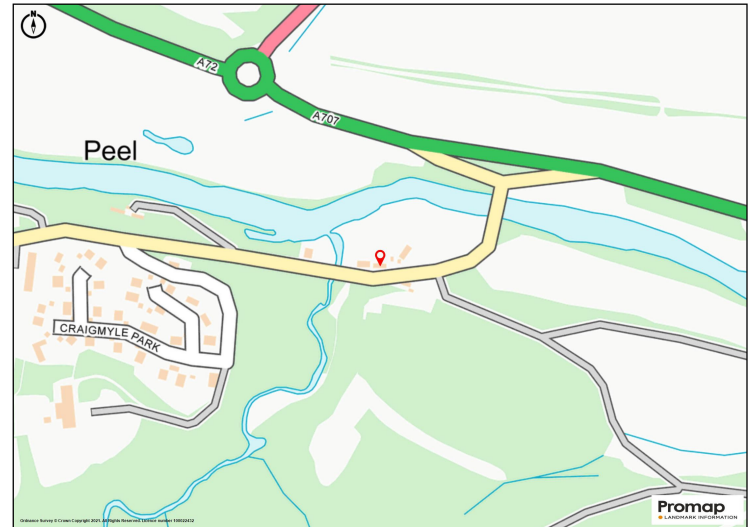
#### EPC Rating:

Current EPC: D64

#### Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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