



**3 Lairburn Drive is an immaculately presented four-bedroom detached house, set in a generous plot within a modern development in the popular Borders village of Clovenfords, near Galashiels. The Borders Railway, which runs from Tweedbank to Edinburgh, has a station in Galashiels and Stow which lie four and six and a half miles away respectively. Internally, the house lies across two floors and comprises four bedrooms, an ensuite shower room, a family bathroom, a sitting room with dining area off, a kitchen, a utility room and a downstairs wc. Externally, there is private parking in the driveway for two cars to the front of the garage with lawn frontage and gated access to the garden to the rear. The back garden is predominantly laid to lawn with decking which is accessed directly from the dining area providing an excellent space for outside entertaining. Edinburgh is easily accessible via the A7 just North of Clovenfords, as are most Border towns, as well as the Borders General Hospital, on the outskirts of Melrose, which is approximately nine miles away. Galashiels 4 miles. Edinburgh 32.5 miles. Stow 6.5 miles. Tweedbank 6 miles. (All mileage is approximate)**

**Location:**

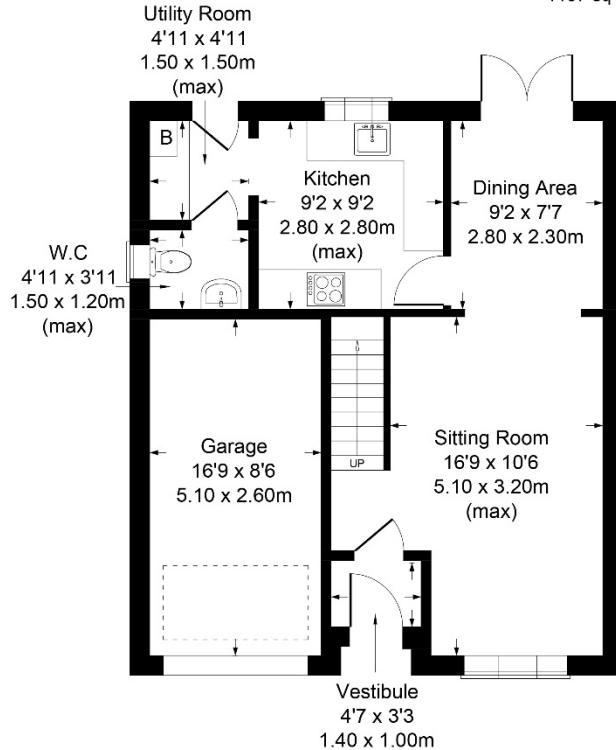
3 Lairburn Drive sits in a popular residential development in the village of Clovenfords which benefits from a hotel, a new primary school and a village shop. The thriving old mill town of Galashiels, to the East, with a population of 12,000 offers a fuller range of shopping facilities, including Tesco, 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, 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 seven 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 which recently opened 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.

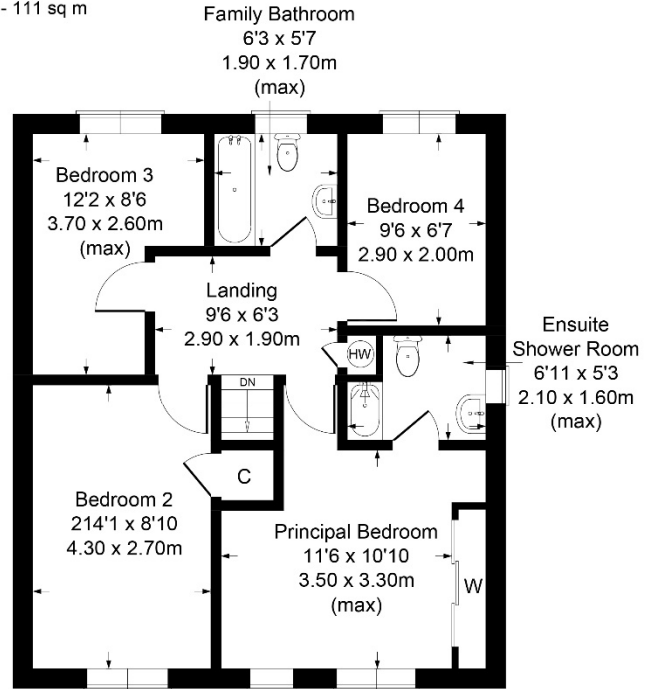


**3 Lairburn Drive, Clovenfords,  
Galashiels TD1 3AJ**

Approximate Gross Internal Area  
1197 sq ft - 111 sq m



**GROUND FLOOR**



**FIRST FLOOR**

**FOR ILLUSTRATIVE PURPOSES ONLY**

Produced by Potterplans Ltd. 2019



### Directions:

For those with satellite navigation the postcode for the property is: TD1 3AJ  
Coming from Galashiels proceed out on the A72 signposted Peebles. Follow this road which leads to Clovenfords, and as you enter the village take the first left turn into Lairburn Drive. Proceed up and round and Number 3 is the second house on your left-hand side.

Coming from Edinburgh take the A7 South. At Bowland, turn right signposted B710 to Clovenfords. Proceed over the roundabout and take the road out of Clovenfords towards Gala. Take the last turning on the right into Lairburn Drive and follow the above 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, mains drainage, gas central heating, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: E

#### EPC Rating:

Current EPC: C77

#### 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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