



5 Craigmyle Park is a well presented five-bedroom detached house situated in an executive development on the site of the Old Peel Hospital, Near Clovenfords.

Lying across two levels, the property offers flexible family accommodation throughout which also comprises of a large sitting room with separate dining area, a family room/study, a breakfasting kitchen, two bathrooms, a utility room and a downstairs wc.

The property has a fully enclosed garden to the rear, which is surrounded by trees, lawn and patio areas, offering excellent outside space.

There is also a detached double garage and additional parking in the large driveway to the front.

Edinburgh is easily accessible via the A7 North of Clovenfords, with most Border towns readily available from this central location.

The new Borders Railway, currently under construction and set to run from Tweedbank to Edinburgh, will have stations at Tweedbank and Stow both of which are approximately eight and a half miles away.

Clovenfords 2 miles. Galashiels 5.5 miles. Edinburgh 33 miles. Peebles 15 miles.
(All mileage is approximate)

SITUATION:

5 Craigmyle Park is set in an executive development of detached homes on the site of the Old Peel Hospital, on the southern banks of the River Tweed.

The village of Clovenfords is approximately two miles away and benefits from a hotel, and a village shop. The larger town of Galashiels is approximately five and a half miles away and has an excellent selection of high street shops, restaurants, hotels, a cinema, plus ASDA, Tesco and Marks and Spencers.

Local schooling is at the newly built primary school at Caddonfoot, with secondary schooling at Galashiels Academy. The highly regarded St.Mary's Preparatory School is located in Melrose, as is the Borders General Hospital approximately nine miles away.

Local tourist attractions include Abbotsford House, which is situated between Galashiels and Tweedbank and plays host to a variety of outdoor events. Outdoor pursuits are readily available in the area, and include walking, mountain biking, horse riding, golf, and rugby. The River Tweed is five minutes' walk from the house and trout fishing permits are available for fishing on this very pretty stretch of the river.

5 Craigmyle Park is within easy reach of the A7, which is perfect for commuting to Edinburgh, and most Border towns are easily accessible from this central location. The new Borders Railway, currently under construction and set to run from Tweedbank to Edinburgh, will have stations at Tweedbank and Stow both of which are approximately eight and a half miles away.

DESCRIPTION:

A storm porch with tiled floor leads to the main front door and through to the vestibule also with floor tiles, which opens into the welcoming reception hall, off which most ground floor rooms are accessed.

The family room/study to the right has a fitted carpet, with window to the front and could be used as a study or downstairs bedroom as it lies adjacent to the wc with wash hand basin.

The large dual aspect sitting room is accessed by double doors from the hall and leads through an archway into the dining area. A solid wood floor extends the whole length of this room and the fireplace with sandstone surround in the sitting room is a particular feature. The dining area lies just off the kitchen, and it also benefits from double doors that open onto the garden at the rear.

The fully fitted kitchen has wall and floor units throughout, with worktops and inset stainless steel sink. The island holds the Siemens five-ring gas hob, with extractor hood over, and benefits from a large granite top. Integrated appliances include a dishwasher, a double oven with grill, and a fridge/freezer. The large kitchen would also allow for a small breakfast table to the side, and has double doors opening on to the patio at the rear.

The utility room, which completes the accommodation on the ground floor, has space and plumbing for a washing machine, a sink with worktops and cupboards under. A side door also gives you access to the garden area at the side.

A timber staircase with fitted carpet leads to the spacious galleried landing with large airing cupboard and a library area which has fitted shelves and a window seat.



There are five bedrooms on the first floor, all of which benefit from fitted carpets and built-in wardrobes. Bedroom two and three overlook the front of the property; whilst bedroom four and five look to the rear and side respectively.

The family bathroom has three-piece white sanitary ware in the form of a bath with shower over, wc and wash hand basin and sits adjacent to bedroom two.

The principal bedroom overlooks the garden at the back, and benefits from an ensuite bathroom, with bath, wc, wash hand basin and a plumbed shower in separate glazed cubicle. There is also a triple wardrobe in the principal bedroom offering excellent storage.

5 Craigmyle Park benefits from double glazing, gas central heating, fitted floor coverings and ample storage throughout providing a warm and comfortable family home. Flexible in its layout it offers excellent family living throughout.

OUTSIDE:

The property sits in a generous plot with driveway with parking and a large detached double garage with up and over doors.

There is an attractive stone wall to the front and a lawn with semi-mature trees. The garden at the rear is fully enclosed and accessed by timber gates down both sides of the property.

Predominantly laid to lawn, the garden is a particular feature of this property with raised borders to the rear. To the side there are circular patio areas which offer an excellent space for outside entertaining, as well as a patio area immediately to the rear accessed from the dining area and kitchen.

There is also a lean-to storage shed to the rear of the garage which is particularly useful.

DIRECTIONS:

For those with satellite navigation the postcode for the property is: TD1 3LA

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 continue for approximately 450 yards, until you come to a turning on your left halfway up a small hill. Turn left here and follow the road into Craigmyle Park. Proceed straight ahead and you will come to Number 5 which sits on your left hand side.

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, Mains gas, Drainage to sewage plant, telephone (subject to regulations).

OUTGOINGS:

Council Tax Band Category: G

MISC:

Craigmyle Park/Craigmyle Gardens has a residents Association, and there are annual charges to aid in the upkeep of the communal areas. This is approximately £300 per annum.

The road into and around Craigmyle Park/Craigmyle Gardens has been adopted by the Scottish Borders Council.

VIEWINGS:

Strictly by appointment with the selling agents.

EPC:

EPC Rating: C74

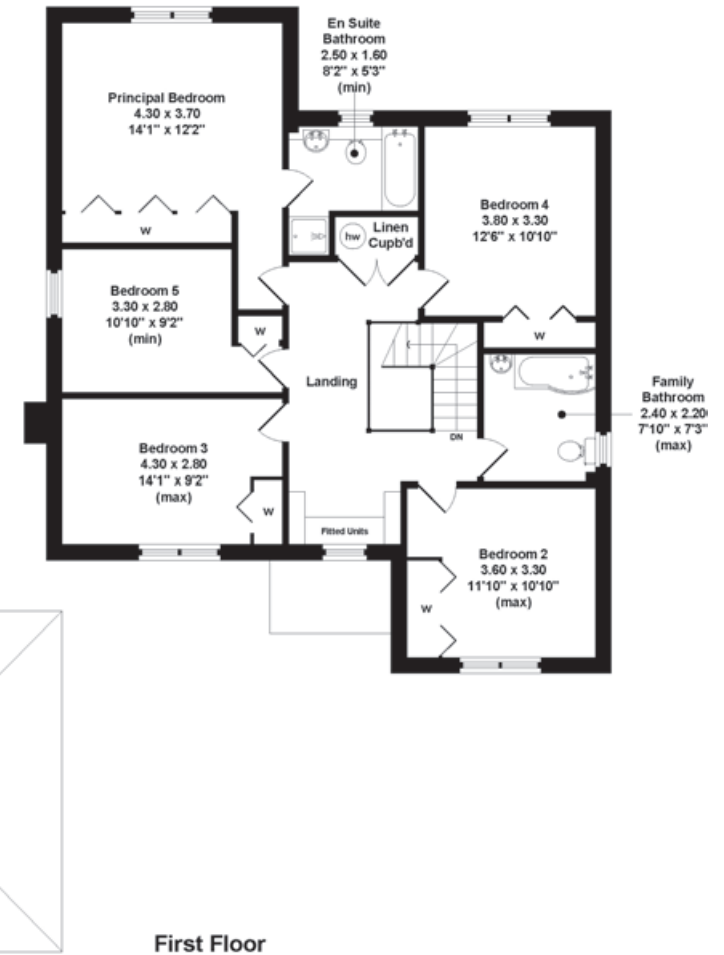
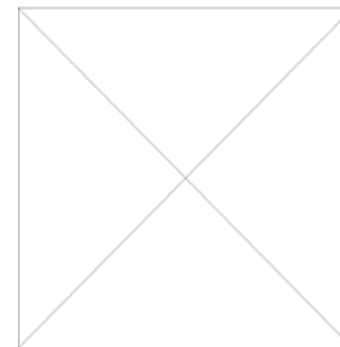
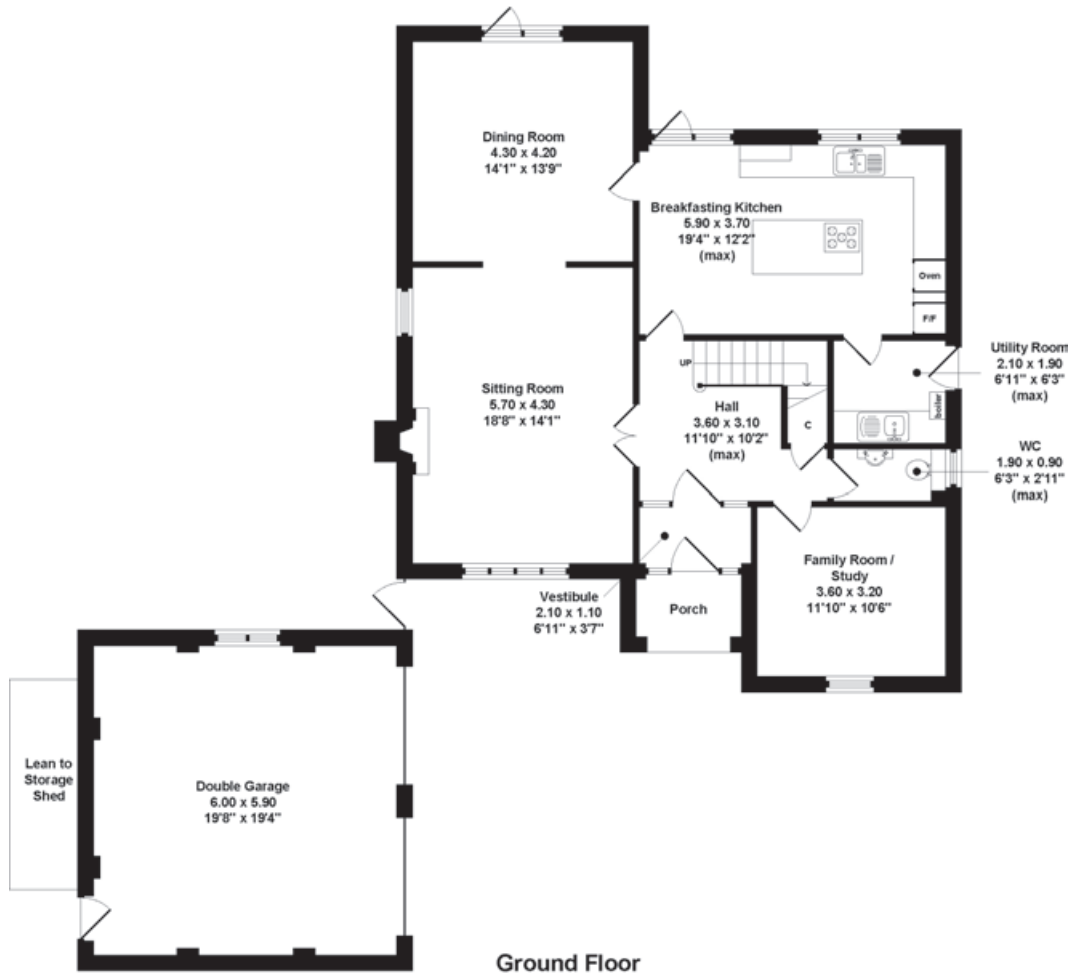
OFFERS:

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. The seller reserves the right to accept any offer at any time. A closing date may be set, and all genuinely interested parties are advised to instruct their solicitor to note interest with the selling agents immediately after inspection, so they can be advised should a closing date be set.



**5 Craigmyle Park
Clovenfords, Galashiels, TD1 3LA**

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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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