



Three-bedroom bungalow in East Morriston with open plan living areas and idyllic views of the Borders countryside



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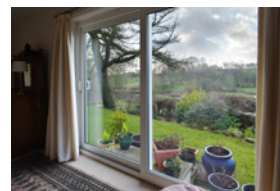
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Welcome to your dream retreat in the picturesque surroundings of East Morriston! This charming three-bedroom bungalow offers a perfect blend of modern comfort and idyllic countryside living.

THE LIVING ROOM



As you step through the entrance, you are greeted by a light-filled open hallway that sets the tone for the entire property. The expansive living room seamlessly connects to a spacious dining room, both adorned with large windows that frame breathtaking views of the serene countryside. Whether you're entertaining guests or enjoying a quiet evening, the living and dining areas provide a warm and inviting atmosphere.

THE DINING ROOM



THE KITCHEN & UTILITY



The heart of the home lies in the modern kitchen, boasting ample worktop space for culinary enthusiasts. The kitchen is designed for both functionality and style, creating a perfect hub for cooking and gathering. The property also features a convenient utility room as well as a WC, adding to the practicality of daily living.



THE UTILITY & WC





This bungalow offers three generously sized double bedrooms, each providing a tranquil retreat after a day in the countryside. One of the bedrooms is currently utilized as office space, offering flexibility to cater to your specific needs, whether it be a home office or an additional bedroom. Additionally, a modern three-piece shower room suite ensures a luxurious and comfortable experience for residents and guests alike.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



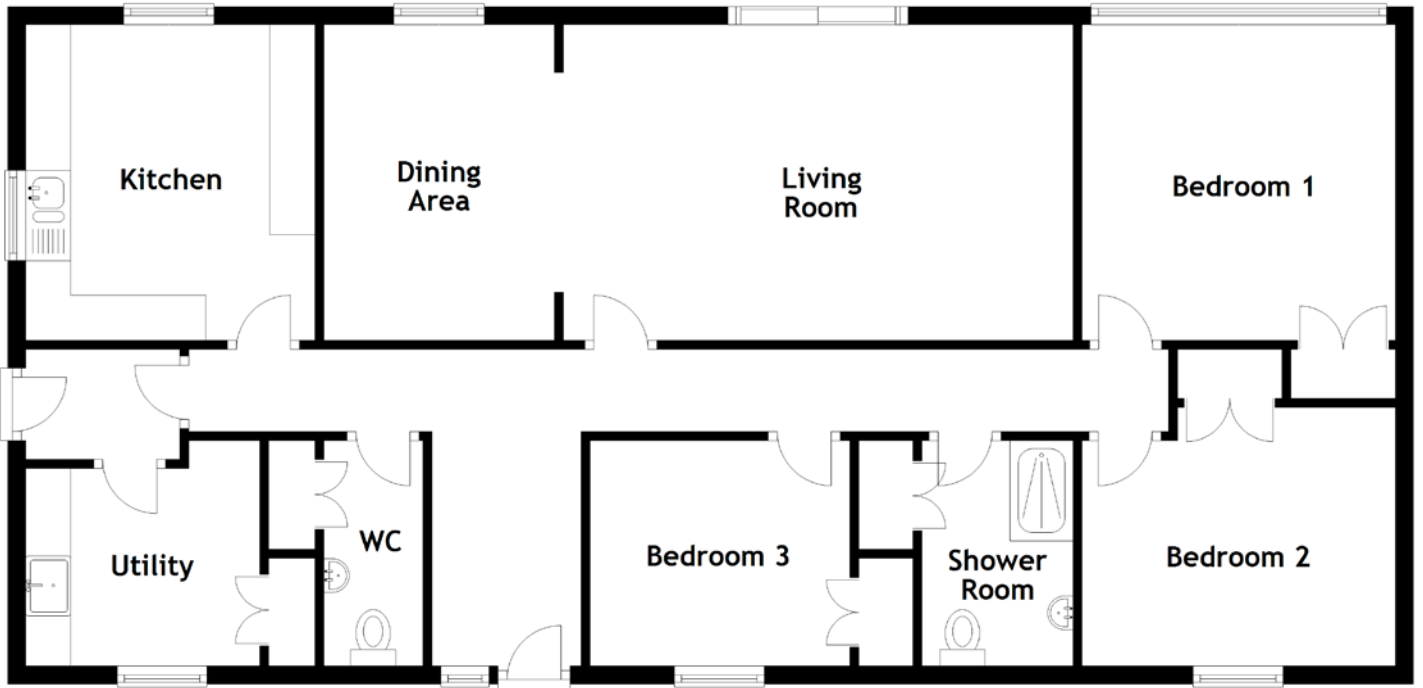
BEDROOM 3



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

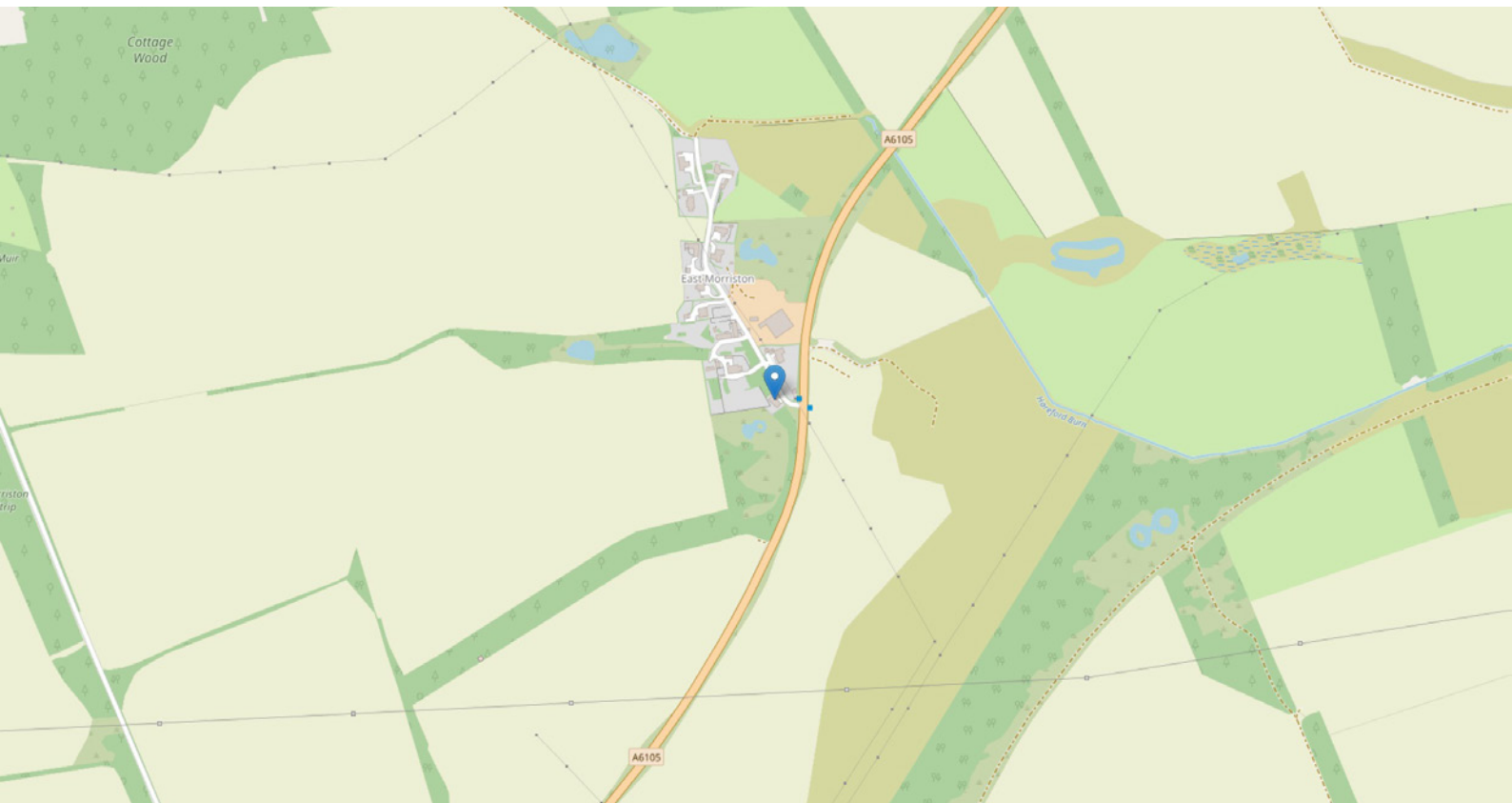


Approximate Dimensions (Taken from the widest point)

Living Room	5.66m (18'7") x 3.50m (11'6")
Dining Area	3.50m (11'6") x 2.56m (8'5")
Kitchen	3.50m (11'6") x 3.21m (10'6")
Utility	2.60m (8'6") x 2.50m (8'2")
WC	2.50m (8'2") x 1.10m (3'7")

Bedroom 1	3.50m (11'6") x 3.48m (11'5")
Bedroom 2	3.48m (11'5") x 2.87m (9'5")
Bedroom 3	2.88m (9'6") x 2.50m (8'2")
Shower Room	2.50m (8'2") x 1.68m (5'6")

Gross internal floor area (m²): 109m²
EPC Rating: C



THE LOCATION

The property is found just northeast of Earlston which is a small town in the central Scottish Borders which enjoys a very active community life and benefits from its location on the main A68 Edinburgh – Newcastle road making it ideal for the commuter seeking an improved quality of lifestyle as central Edinburgh can be reached in approximately 45 minutes.





Earlston benefits from good local shopping and excellent schools for both Primary and Secondary levels with the high school currently one of the highest-performing secondary schools within the Scottish Borders.

The Borders region as a whole is renowned for its spectacular scenery and the area abounds with activities for those with an interest in sporting and/or country pursuits. The town is centred around a pretty village green and has great views of the surrounding countryside, including the Eildon Hills.



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