



*Beautiful four-bedroom family home with open plan flexible living accommodation, bedrooms and bathrooms on both levels and striking views across the Borders countryside*



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McEwan Fraser Legal is delighted to present this four-bedroom detached family home in a highly sought-after area. The property is in walk-in condition and can be arranged to your own desire with flexible living spaces.

# THE LIVING ROOM



Internally, the property comprises an entrance foyer leading into the large open-plan living area with floor-to-ceiling windows along one side, French doors leading into the outside spaces and a new log-burning stove.



# THE KITCHEN



The kitchen is just around the corner and is of high quality and a modern design with an induction hob, integrated double oven and ample worktop space for the keen chef. On this floor, you will also find a separate family room which could be used as a dining room, office or occasional extra bedroom. There are also two double bedrooms, a modern four-piece bathroom suite, a utility room and a WC.



# THE UTILITY & WC



# THE FAMILY ROOM



# BEDROOM 3



# BEDROOM 4





# THE BATHROOM





Venturing upstairs and you will find the remaining two double bedrooms, the master with en-suite, walk-in wardrobe and a balcony looking over the stunning Borders countryside.

# BEDROOM 1





# BEDROOM 2



In addition, the property includes a large driveway and a generous double garage with an attic space above for extra storage and potential for conversion to extra accommodation. The impressive outdoor space includes extensive decking and gardens at the rear of the property perfect for family barbecues in the sun.

This is a rare opportunity to acquire a rural home in a fantastic location.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

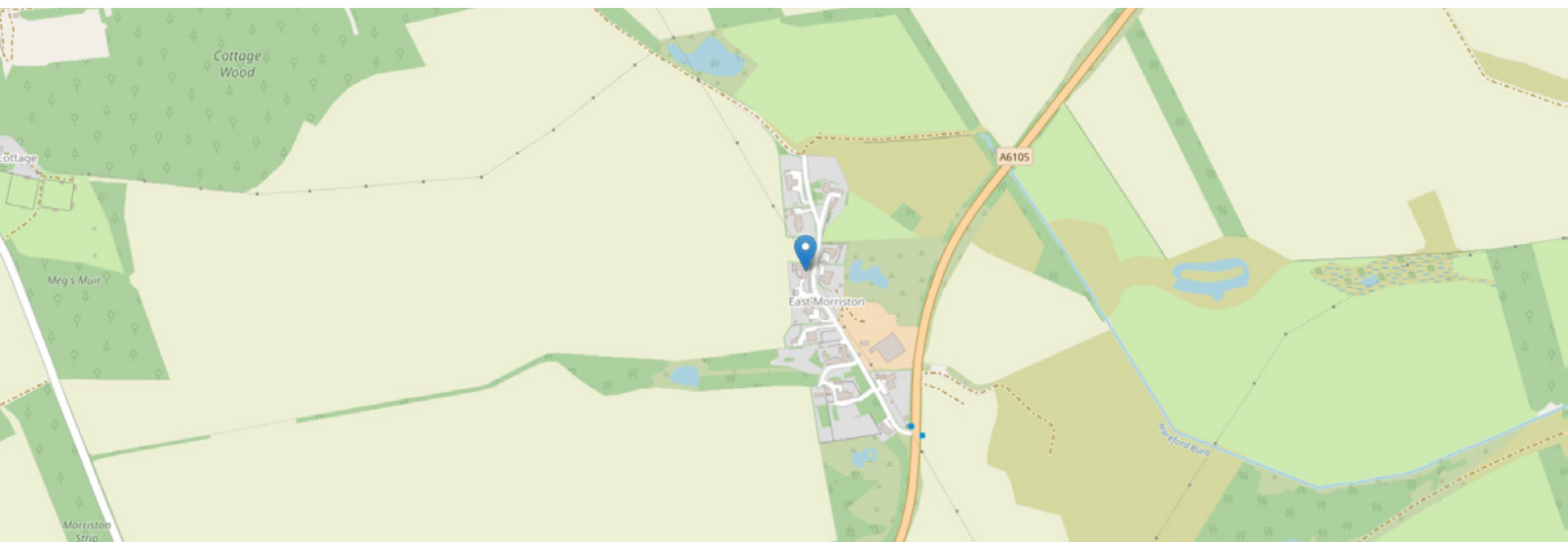


Approximate Dimensions (Taken from the widest point)

Living Room	14.20m (46'7") x 7.80m (25'7")
Kitchen	4.26m (14') x 3.28m (10'9")
Utility	2.69m (8'10") x 1.90m (6'3")
WC	1.90m (6'3") x 0.96m (3'2")
Family Room	5.06m (16'7") x 4.96m (16'3")
Bedroom 3	3.97m (13') x 3.42m (11'3")
Bedroom 4	3.95m (13') x 3.42m (11'3")

Bathroom	2.85m (9'4") x 2.24m (7'4")
Bedroom 1	5.71m (18'9") x 5.10m (16'9")
En-suite	2.54m (8'4") x 2.15m (7'1")
Walk-in Wardrobe	2.15m (7'1") x 2.10m (6'11")
Bedroom 2	5.10m (16'9") x 4.30m (14'1")
Garage	7.69m (25'3") x 5.66m (18'7")
Garage Attic	7.69m (25'3") x 5.66m

Gross internal floor area (m<sup>2</sup>): 261m<sup>2</sup> | EPC Rating: C



# THE LOCATION

The property is found just north east 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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