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EARLSTON, TD4 6EU



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Earlston 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 country side, including the Eildon Hills.

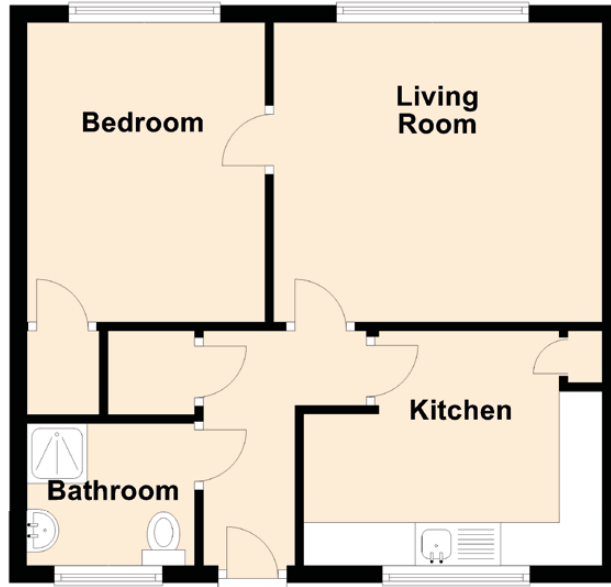
We are delighted to bring to the market this attractive end terraced house in a quiet residential location. The accommodation briefly comprises of



an entrance hallways, living room and double bedroom that both sit at the rear of the property both with new carpets, the spacious bedroom provides more than enough room for a double bed and free standing furniture however there is a single cupboard to provide extra storage. The kitchen has wall and floor mounted storage cupboards along with a small breakfast bar for impromptu dining and completing the accommodation a shower room with electric shower. Externally there is a fully enclosed garden to the front and rear. The rear garden is mainly slabbed for minimum maintenance and has mature shrubs. The front garden has a single drive for off road parking for up to one drive.

The property further benefits from an oil fired central heating system provided by means of a Worcester Green Star Heat Slave External 12/18 combination boiler to panel radiators. This also provides domestic hot water to the property on demand and double glazed window units throughout to ensure a cosy living environment.

Property Specifications



Approximate Dimensions (Taken from the widest point)

Living Room	3.83m (12'7") x 3.50m (11'6")
Kitchen	3.48m (11'5") x 2.42m (7'11")
Bathroom	1.96m (6'5") x 1.66m (5'5")
Bedroom	3.50m (11'6") x 2.78m (9'1")

Gross internal floor area (m²) - 40m² EPC Rating -D

Extras (Included in the sale):

Floor coverings, light fittings, blinds and all integrated kitchen appliances.

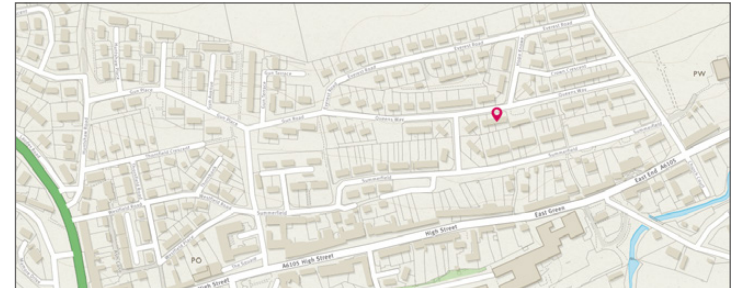


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