

Roman Lodge

CHAPEL ON LEADER, EARLSTON, TD4 6AW



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Rare opportunity to acquire a rural stone-built cottage in a fantastic location



McEwan Fraser Legal is delighted to present this one-bedroom detached rural cottage in a rural setting just North of the hugely sought-after town of Earlston. This stunning stone-built cottage provides a superb holiday home, let, or simply a quaint main residence in the countryside.

THE LOUNGE



Walking through the front door you are greeted by a bright entrance hall with space for cubbies and coat racks perfect after a peaceful country walk. From here, your attention is immediately drawn to the capacious living space. This room is set up superbly for both warm Summer days with French doors leading directly to the back garden, and colder Winter evenings with a roaring open fire.

THE KITCHEN



Moving round the property, you will come upon the fully fitted kitchen and the bright, spacious bedroom. The property also benefits from a three-piece bathroom suite.



THE BEDROOM



THE BATHROOM



The star of the show with this property is the hugely generous garden to the rear of the property whereby you can spend sunny days tending to the array of flowers or simply soaking up the rays with a drink in hand. To the rear of the garden, you will see the summer home, providing shade on those hot days, or a perfect working-from-home space.

This is a rare opportunity to acquire a rural stone-built cottage in a fantastic location.

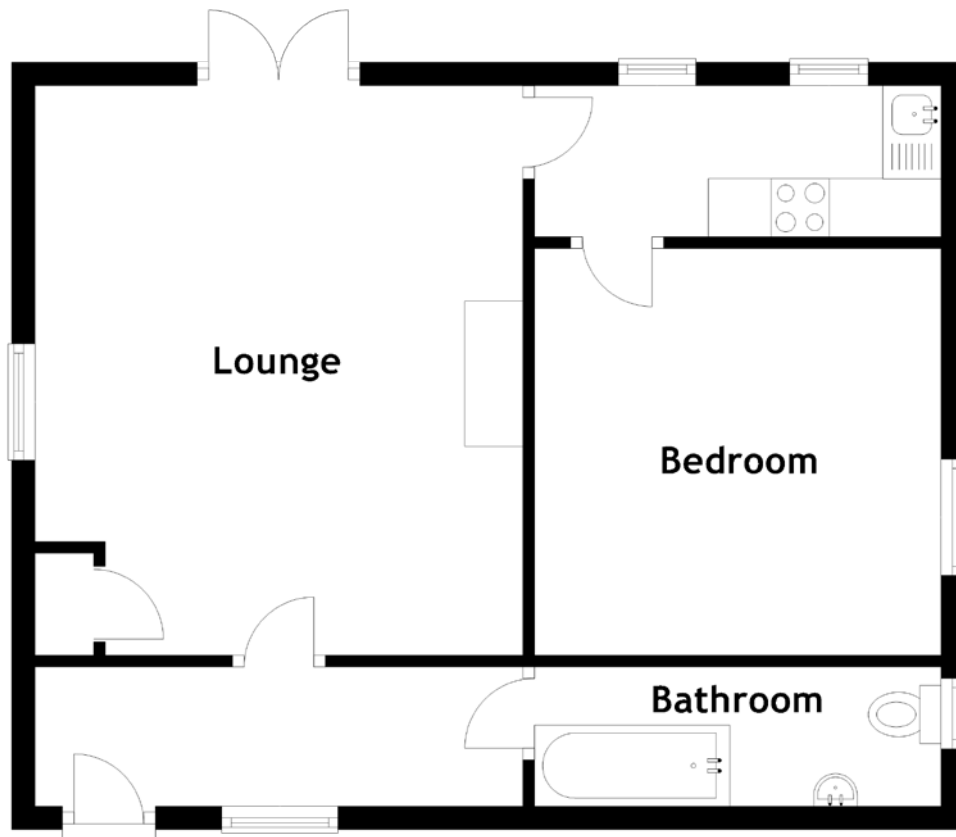
Early viewing is advised as this will not be on the market for long!

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

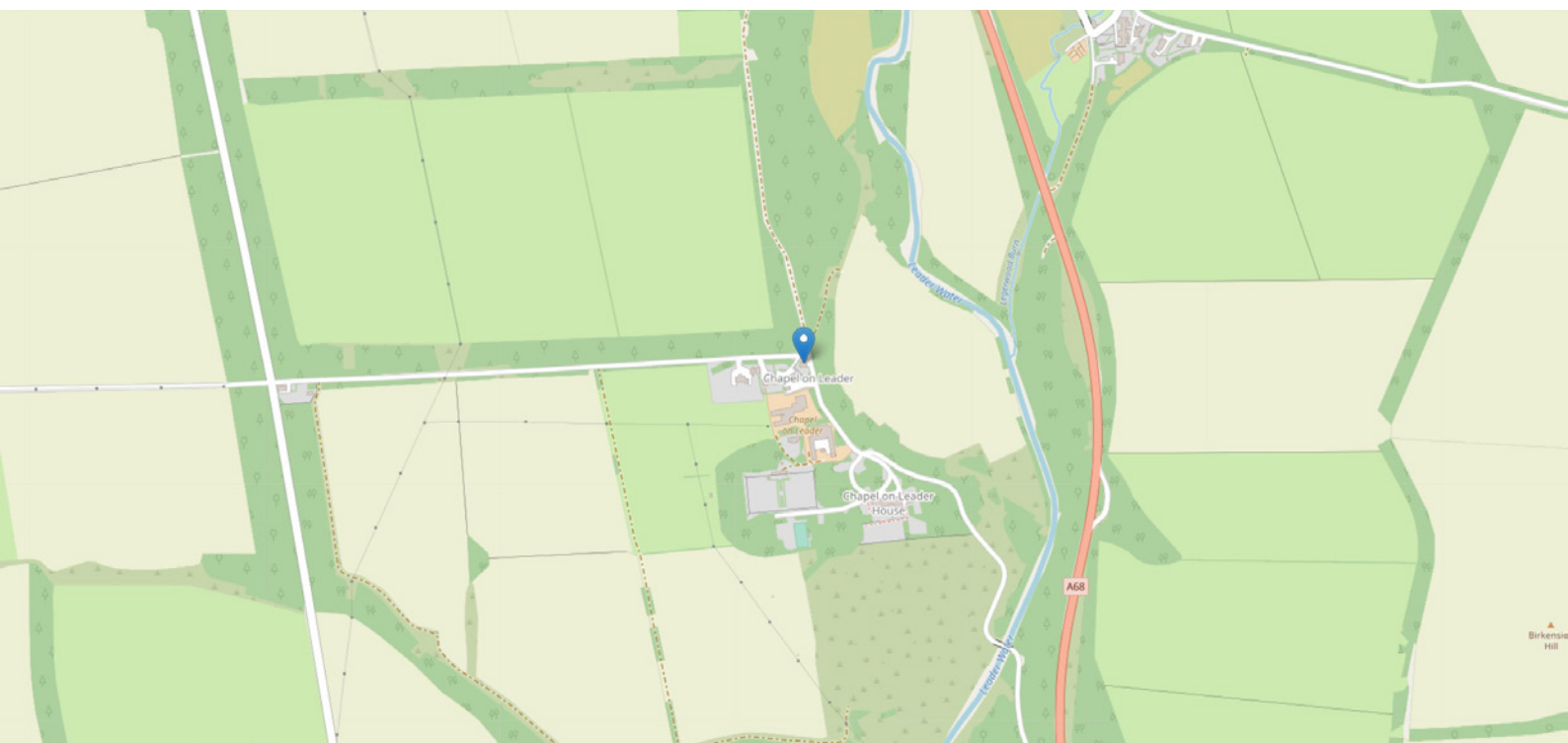


Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 4.20m (13'9")
Bedroom	3.50m (11'6") x 3.40m (11'2")
Bathroom	3.60m (11'10") x 1.20m (3'11")

Gross internal floor area (m²): 40m²
EPC Rating: F

Buyer's Premium Value: £3600.00



THE LOCATION

The property is situated just North of Earlston. 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 countryside, including the Eildon Hills.



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