




McEwan Fraser Legal
Solicitors & Estate Agents
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7 Leaderdale Crescent

EARLSTON, TD4 6BJ



Location

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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McEwan Fraser Legal is delighted to present this superb four bedroom detached house to the market. The property enjoys an elevated hillside position with a mature landscaped garden that benefits from a south-west aspect.

Internally, the property is presented to the market in excellent order having been a well-loved family home for several decades. Accommodation is balanced and flexible. On the ground floor there is a dual aspect reception and dining room, double bedroom, large hallway with WC and fitted kitchen with sunroom extension. Upstairs, there is a generous master bedroom with integrated wardrobes and an en-suite shower room, a further double bedroom with integrated wardrobes, a generous single bedroom and a family bathroom. The property also

benefits from plenty of integrated storage, a single garage, walk-in garden store under the garage, gas central heating and double glazing.

Externally, you reach the front door through a mature tiered garden with stone retaining walls and mature flower beds. The rear garden is simply exceptional and has been extensively landscaped with mature lawns, generous flower beds and a patio area. The rear garden is south-west facing and captures the sun long into the evening. Due to the hillside position of the property, the rear garden enjoys excellent views over Earlston and the surrounding countryside.

This is a lovely house with a fantastic position. Internal viewing is highly recommended.





Property Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	5.28m (17'4") x 3.92m (12'10")
Kitchen	3.55m (11'8") x 2.85m (9'4")
Dining Area	3.54m (11'7") x 3.33m (10'11")
Sun Room	2.71m (8'11") x 2.52m (8'3")
Bedroom 4	3.47m (11'5") x 2.74m (9')
WC	2.02m (6'8") x 1.05m (3'5")
Garage	6.08m (19'11") x 3.35m (11')
Bedroom 1	4.77m (15'8") x 3.04m (10')
Bedroom 2	3.50m (11'6") x 3.28m (10'9")
Bedroom 3	2.92m (9'7") x 2.22m (7'3")
Bathroom	2.88m (9'5") x 1.75m (5'9")
En-suite	2.14m (7') x 1.29m (4'3")

Gross internal floor area (m²): 143m²
EPC Rating: D

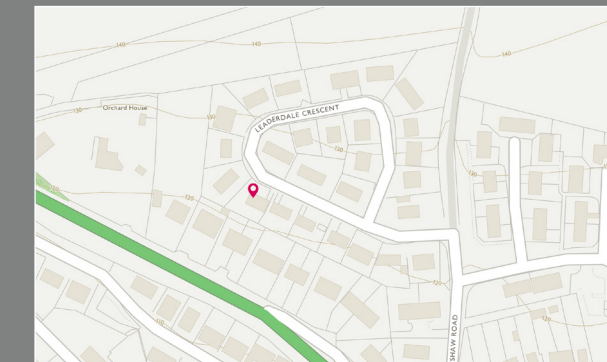
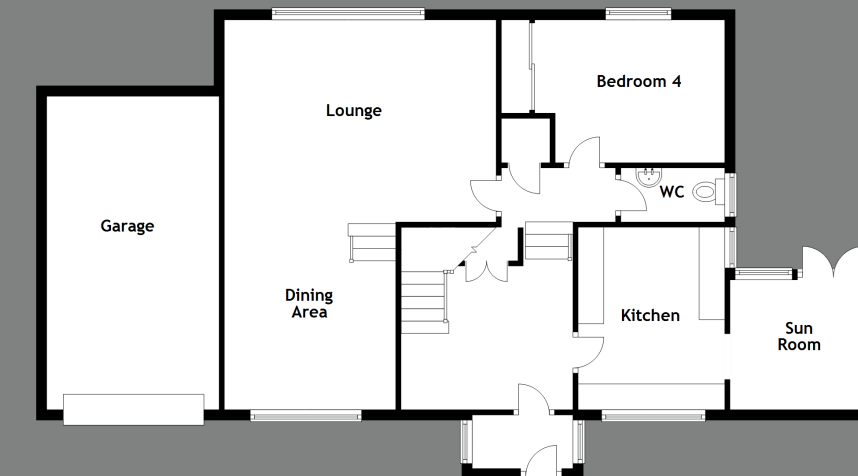
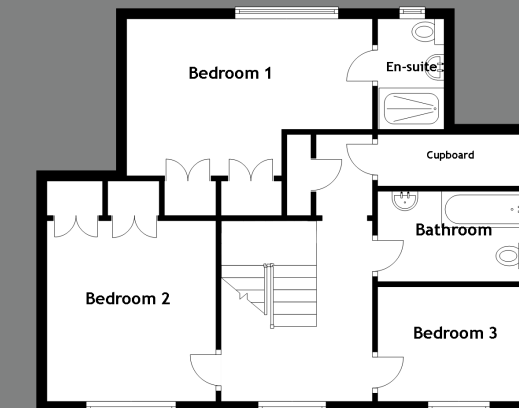


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