

10 Westfield Road, Earlston, TD4 6DS
Guide price £135,000

UNDER OFFER

10 Westfield Road is a fantastic 2 bedroom semi-detached house, located in a very popular residential area just two minutes walk from Earlston town centre. Having been completely refurbished by the current owners, the property presents a rare opportunity to purchase such a well-finished home on the open market. The property is found in immaculate condition benefitting from hardwood internal doors, stylish kitchen and shower room fittings, modern gas central heating as well as recently installed double glazed windows and doors. The property further benefits from a mono-block driveway for two cars, private gardens, external utility store and detached garage.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - UTILITY CUPBOARD - HALL LANDING - 2 BEDROOMS - SHOWER ROOM -

Internally

Upon entering 10 Westfield Road you are immediately greeted by a generous entrance hallway providing access through to the lounge and kitchen beyond. The lounge is set to the front of the property with a large picture window providing plentiful daylight. This generous room has ample space for furniture including room for a dining table. The lounge leads through to the kitchen which in-turn provides direct access to the rear garden.

On the first floor there is a large open landing with window to the rear. The master bedroom is located to the front of the property and is fitted with a large sliding mirror wardrobe. The second bedroom is located to the rear and is of an ample size for either a second bedroom or home office. The shower room is located to the front of the property and is finished to a high standard with modern fittings and fresh decoration.

Kitchen

The kitchen is fitted with modern handleless high-gloss wall and floor units finished with solid wood worktops incorporating a stainless-steel sink with swan neck mixer tap. Integrated appliances include a four-burner gas hob, electric oven and stainless-steel extractor hood. There is a handy larder area to the rear of the kitchen which provides further storage and houses the fridge freezer and washing machine. Colourful patchwork tiling and solid wood shelving complete the look.

Shower Room

The shower room is fitted with a 3-piece suite including WC, vanity wash hand basin and large walk-in shower enclosure with mixer shower. The shower room has a traditional feel, but with a modern twist, including marble-effect splashbacks to the shower enclosure.

Externally

There are private garden grounds to the front, side and rear of the property. The front garden is largely laid to gravel and incorporates a mono block driveway to the front and side of the property which provides parking for up to two vehicles in tandem. The driveway also provides access to the garage.

The rear garden is of a very manageable size and incorporates timber decking and a lovely raised flower bed. The rear garden can be accessed directly from the kitchen or via a gate to the side of the property.

Outbuildings

There is detached garage to the side of the property accessed via a set of timber hinged doors. The garage is of concrete construction and benefits from a single glazed window facing the private rear garden grounds. There is a useful integrated utility store accessed via a timber door benefitting from mains power and lighting. The store currently houses the tumble drier.

Location

Set in the Lauderdale Valley to the north east of the central borders, Earlston lies around 45 minutes south of Edinburgh, and is conveniently located for access to the main Border towns. Dating from at least the 13th Century, Earlston is said to be the home of Thomas Learmonth, better known as Thomas the Rhymer. The town benefits from a good selection of local facilities including independent shops, pubs, a church, petrol station, small supermarket and excellent local schooling including Earlston High School, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018.

The town is well suited for commuters, with Edinburgh around a 45 minute drive via the A68, while Tweedbank Railway Station is around a 10 minute drive and offers a journey time to Edinburgh of just under an hour. For outdoor enthusiasts, local activities include numerous walks and bike rides, fishing on the nearby River Tweed, horse riding, and rough and syndicated shooting.

Fixtures and Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

Services

All mains services are available. Gas central heating and double glazing.

Council Tax Band

Council Tax Band C.

Viewings

Strictly By Appointment via James Agent.

Offers

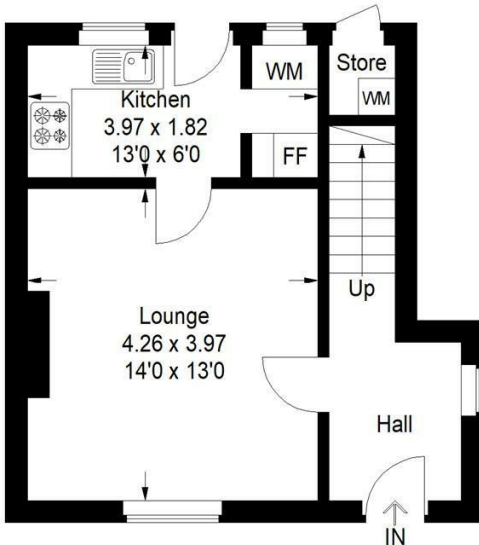
All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also

reserves the right to accept any offer at any time.

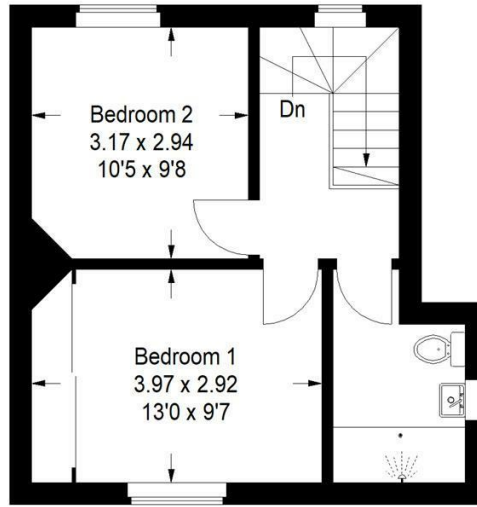


Floor Plan

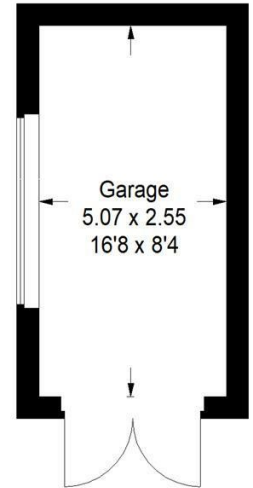
Approximate Gross Internal Area (Including Store) = 66 sq m / 710 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 79.3 sq m / 853 sq ft



Ground Floor



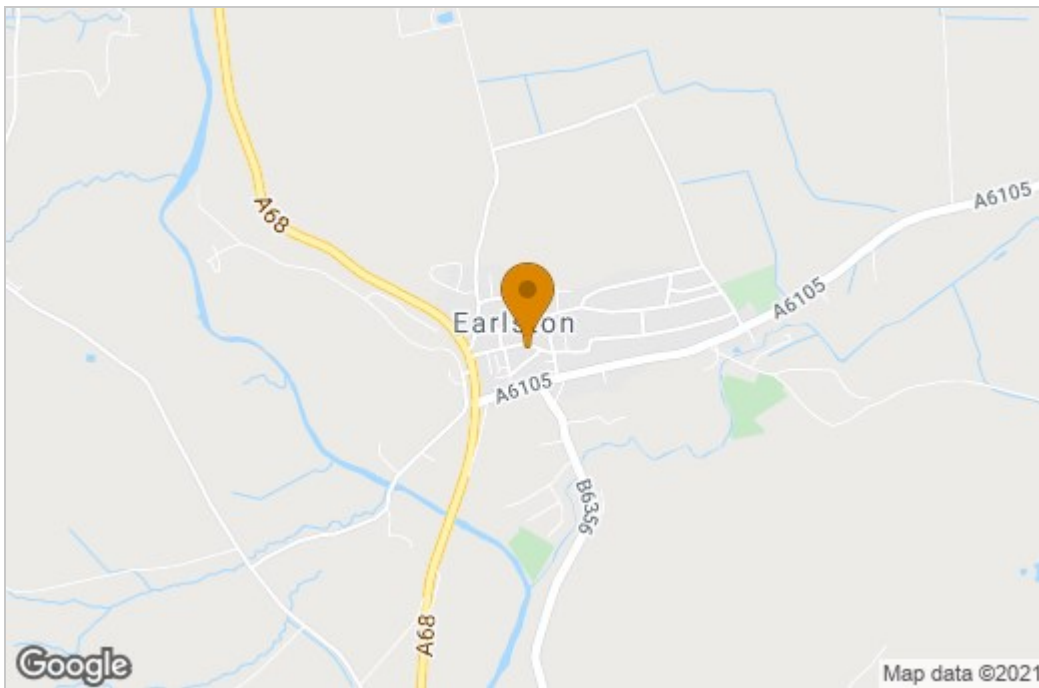
First Floor



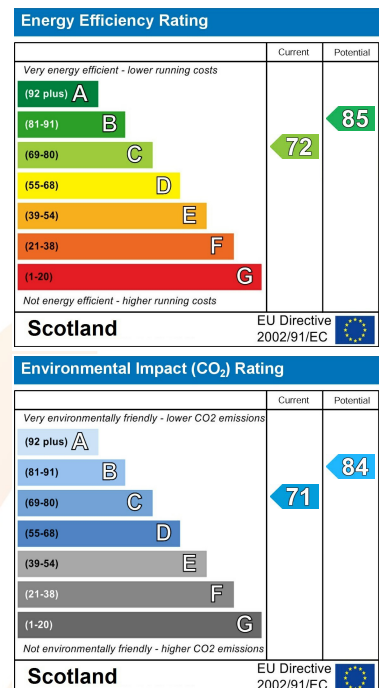
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.