

Melrose
Call 01896 822796

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SOLICITORS & ESTATE AGENTS

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Laburnum Cottage, Redpath

TD4 6AD

Offers Over £395,000



Laburnum Cottage is a most attractive detached dwelling, tucked away at the end of the cul de sac in the sought after conservation village of Redpath. The property, which enjoys an excellent degree of privacy, opens out to provide a spacious layout and is presented in excellent order, boasting a very pleasant sun room which enjoys a lovely aspect over the rear garden. Of particular note are the gardens, which are fully enclosed providing a safe environment for children and/or pets and include a summerhouse. To the front there is a double garage and drive ensuring there is ample private parking. Viewing comes very highly recommended in order to appreciate.



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Ground Floor:

Vestibule
Entrance Hall
Cloakroom/WC
Spacious Lounge
Sun Room
Kitchen
Dining Room
Utility

First Floor:

Master Bedroom with en-suite
Three Further Bedrooms
Bathroom

Oil fired central heating
Double Glazing
Private Gardens
Double Garage
Driveway



Location:

The property is located in the sought after conservation village of Redpath, around 2 miles south of Earlston. A popular location for those commuting to work in Edinburgh which is easily accessible using the A68 trunk road or the Borders Railway from Tweedbank with half hourly services into the city. Redpath is also a popular location for families as it falls in the catchment of the highly rated Earlston High School. Earlston has a range of shops, cafes, visitor accommodation and sports facilities. The well known Abbey towns of Kelso and Melrose are within easy reach by car and the larger town of Galashiels is just a short drive away, offering several supermarkets, cafes, restaurants, shops and a cinema. The surrounding countryside offers a wide range of options in terms of walking and cycling from the doorstep of the property.

Fixtures and Fittings:

The sale shall include all fitted carpets and floor coverings, light fittings, and the kitchen and bathroom fittings. The white goods in the utility room will not be included.

Services:

Mains water and electricity. Oil fired central heating. Double glazing. There are private drainage arrangements serving the subject property and five neighbouring properties.

EPC:

D

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

F

Entry:

By mutual agreement.



Interested in this property?
Melrose
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
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Laburnum Cottage, Redpath, TD4 6AD

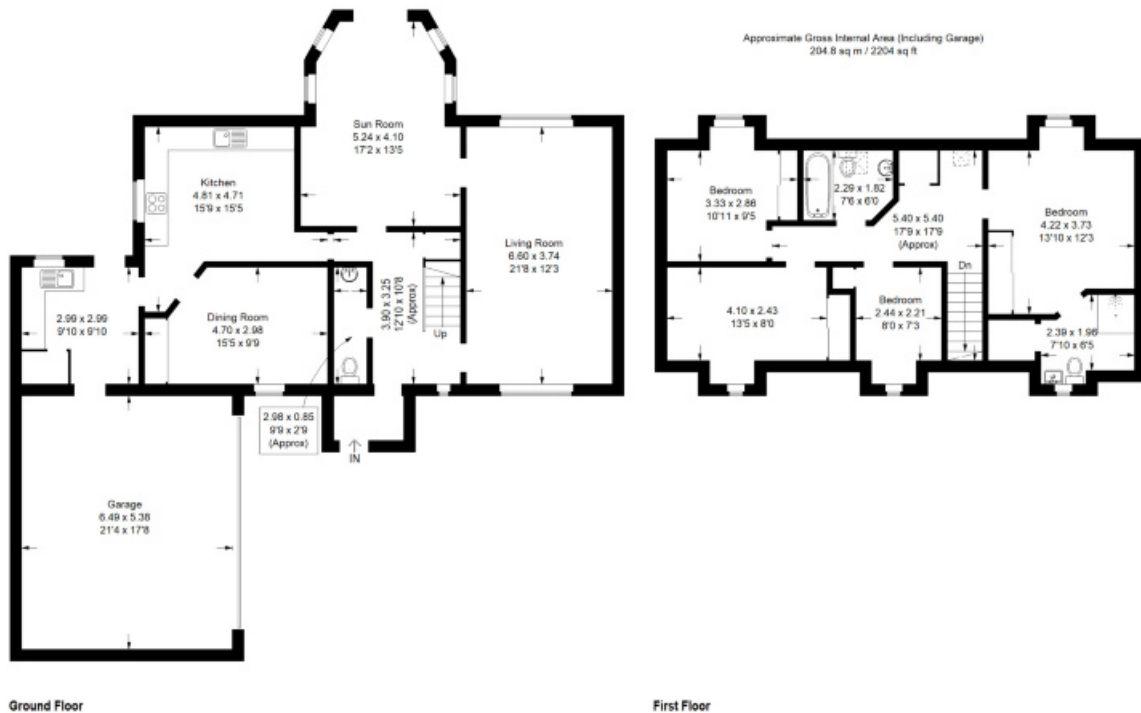


Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.