

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



18 Everest Road, Earlston

TD4 6HB

Offers Over £165,000



18 Everest Road is an attractive semi-detached property which is located in a popular area of Earlston, benefiting from a quiet setting with an open aspect to front & rear. The accommodation is spacious, particularly the living accommodation which features a large south facing sun room & a large living room with a modern log burning stove. The house is heated by an oil-fired combi-boiler, has ample storage & is presented in good order throughout. It is perfectly suited to those searching for an easily managed family home & is within comfortable reach of both primary & secondary schools. Outside, there are gardens to the front & rear with the latter enjoying a very good degree of privacy.



18 Everest Road, Earlston

TD4 6HB

Offers Over £165,000

Ground Floor:

Front Entrance Sun Room
Hallway
Spacious Lounge
Kitchen
Dining Room
Office space
Utility with WC off

First Floor:

Three Bedrooms
Bathroom
Loft ladder giving access to attic

Oil Fired Central Heating
Double Glazing
Modern Wood Burning Stove

Gardens to Front & Rear



Location:

Earlston is a popular residential town in the central Scottish Borders and benefits from its location on the main A68 Edinburgh-Newcastle road. The town is also within easy reach of many of the main Borders towns which provide a cinema, swimming pools golf courses, and many other recreational facilities. Earlston benefits from good local shopping, a health centre, and excellent schools for both primary and secondary levels. The town also boasts many and varied social recreational clubs and activities.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water and electricity. Oil fired central heating. Double glazing.

EPC:

D

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

C

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
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPHOTO
COMPANY

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.