

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Haughhead Buildings, Earlston

TD4 6EF

Guide Price £80,000



Conveniently located close to the town centre and good local amenities, 3 Haughhead Buildings is a comfortably proportioned two bedroom first floor flat in a popular area. Ideal as a first time buy or rental investment as the property has been successfully let for a number of years. The accommodation comprises: Hall, Lounge, Kitchen, Two Bedrooms, Bathroom, Gas Central Heating & Double Glazing. Lovely open views to the rear and private parking to the front. Viewing recommended.



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Hall
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Private Parking



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 and the Borders rail link from Tweedbank to Edinburgh is around a ten minute drive. 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 in Scotland. 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 country pursuits.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

D

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Melrose
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
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Monday to Friday: 9.00am to 5.00pm
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3 Haughhead Buildings, Earlston

Approximate Gross Internal Area = 53.4 sq m / 575 sq ft

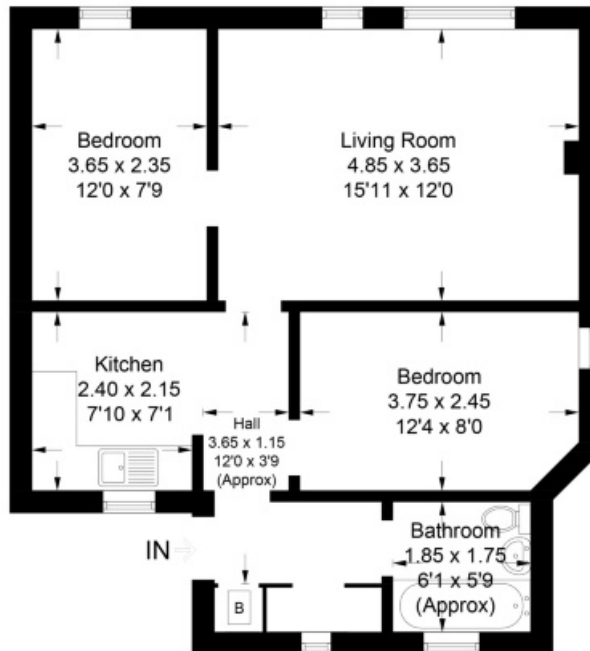


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID953817)

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.