

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 19 Oakbank Road, Earlston

TD4 6BL

**Guide Price £195,000**



19 Oakbank Road is a well-maintained two bedroom semi-detached property, located in a popular area of Earlston which is within comfortable walking distance of all the good amenities in the town. Boasting a modern dining kitchen, comfortable lounge, sunroom to the rear and a downstairs WC/cloakroom. There are two double bedrooms and modern shower room on the first floor and a stairlift has been installed for added convenience. There is a lovely garden to the front and rear along with a summerhouse, greenhouse, and two sheds. A detached garage and drive provide convenient private parking. Viewing highly recommended in order to fully appreciate.



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Hall  
Lounge  
Dining Kitchen  
Sun Room  
Downstairs WC/Cloakroom  
Two Double Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Garden Front & Rear  
Summerhouse  
Greenhouse  
Two Sheds

Detached Garage  
Drive



### 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 & 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

C

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement. Early entry available.



Interested in this property?  
**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

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**19 Oakbank Road, Earlston**

Approximate Gross Internal Area = 82.1 sq m / 884 sq ft

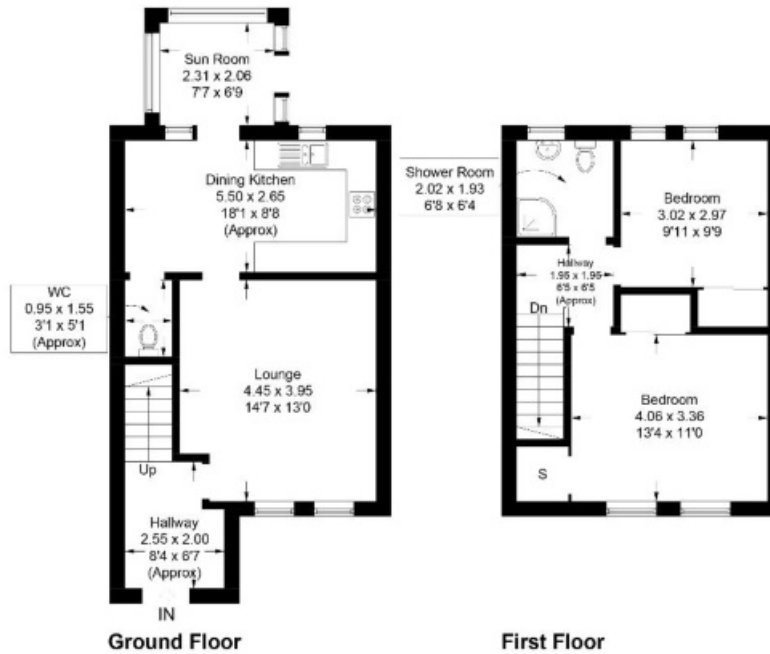


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