

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 High Street, Earlston

TD4 6HQ

Guide Price £130,000



11 High Street is a comfortably proportioned mid-terraced property, perfectly situated in the heart of town, providing easy access to all the good amenities on offer in Earlston. The property features a welcoming hall, lounge with French doors to the garden, galley kitchen, two bedrooms and shower room. Externally there is a surprisingly large garden with a spacious garage and plenty of private parking. Early viewing is essential.



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Hall
Lounge with French Doors
Kitchen
Two Double Bedrooms
Shower Room

Gas Central Heating
Partial Double Glazing

Garden to Rear
Garage
Greenhouse
Shed



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, partial double glazing.

EPC

D

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
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Opening Hours:
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11 High Street, Earlston

Approximate Gross Internal Area = 64.1 sq m / 690 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID963657)

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.