

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**30 Queens Way,
Earlston, TD4 6EY**

Offers Over £140,000



Set upon a large corner plot in the sought after town of Earlston, this attractive semi-detached property is the perfect find for those seeking a starter family home which is ready to move into. The lounge is spacious and benefits from patio doors opening out into the garden, there is a modern fitted kitchen, two good sized double bedrooms and a well appointed bathroom. The property has recently been freshly decorated, is light and bright throughout, and benefits from ample storage space. Outside, the generous gardens are most notable, extending to the front, side and rear and leading up to a garage at the top of the rear garden which provides very convenient private parking.



30 Queens Way, Earlston, TD4 6EY

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Ground Floor:
Entrance Hall
Lounge
Kitchen

First Floor:
Two Double Bedrooms
Bathroom

Generous Gardens to front, side and rear
Garage

Air Source Heat Pump Heating
Double Glazing



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 around 45 minutes on the Borders rail link from Tweedbank to Edinburgh is around a ten minute drive away. 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, and electricity. Double Glazing. Air Source Heat Pump.

EPC

C

Viewings

By appointment with the Selling Agent

Council Tax Band

A

Entry

By mutual agreement



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

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30 Queens Way Earlston

Approximate Gross Internal Floor Area: 195.7 m² ... 2107 ft²



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.



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.