

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Court House, East Morrison, Earlston, TD4 6BA

Guide Price £575,000



The Court House is a substantial detached dwelling which is located in the small hamlet of East Morrison, enjoying a rural yet accessible location with lovely countryside views and an excellent degree of privacy. The property is set upon a generous plot with gardens extending some way to the front, side and rear, incorporating a sweeping gravelled drive and a detached garage. Internally, the layout is extremely well proportioned and flexible, with scope to live entirely at ground level if desired, with the large dining kitchen/family room being of particular note. Upstairs there is a feature landing off which are five bedrooms; one of which is en-suite. This property is perfectly suited to those searching for an easily managed family home which provides spacious living, and the perfect balance between a picturesque rural setting but accessibility to all there is to offer within the region.



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Ground Floor
Entrance Vestibule
Hallway
Sitting Room
Family Room/Bedroom
Kitchen/Dining Room
Study
Utility
Shower Room

First Floor:
Landing/Sitting Room
Master Bedroom with En-Suite
Four Further Bedrooms
Bathroom

Oil fired Central Heating
Double Glazing

Generous Gardens
Garage
Drive



Location

East Morriston is a small hamlet in a rural yet accessible location, combining the advantages of country living with the benefits of town amenities such as a variety of shops found in nearby Earlston. The highly regarded Earlston High School is one of the top performing schools in Scotland. East Morriston is centrally located with the nearby towns of Kelso and Galashiels within a 15 mile radius and with good connections to Edinburgh via the A68.

Fixtures & Fittings

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

Services

Mains electricity and water. Private drainage. Oil fired central heating. Double Glazing.

EPC

C

Viewings

By appointment with the Selling Agent

Council Tax Band

G

Entry

By mutual agreement



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Approximate Gross Internal Area = 286.7 sq m / 3086 sq ft

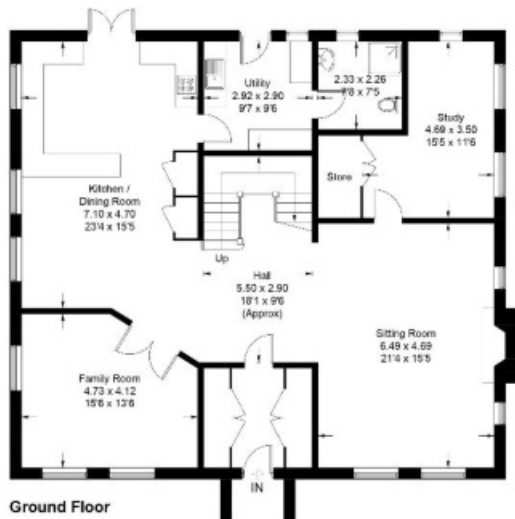


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1005289)

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