

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**22 Everest Road,
Earlston, TD4 6HB**

Guide Price £135,000



22 Everest Road is a well proportioned semi-detached family home which is located within a popular residential area, enjoying uninterrupted open views to the rear. The property is perfectly suited to those searching for a starter family home and, with the need for cosmetic upgrading throughout, it offers the ideal project for those seeking a property on which they can make their own mark. The accommodation is spacious, light and bright throughout; featuring a useful internal store/vessel which links the front and rear gardens. There are good sized gardens, ideal for those searching for a safe environment for children and/or pets, with the rear garden in particular enjoying an excellent degree of privacy.



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Ground Floor:
Entrance Hall
Lounge/Dining Room
Kitchen
Internal Store/Vennel

First Floor:
Three Bedrooms
Shower Room

Good sized gardens to the front & rear

Electric 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. Electric Heating.

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

B

Entry

By mutual agreement



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 85.2 sq m / 917 sq ft

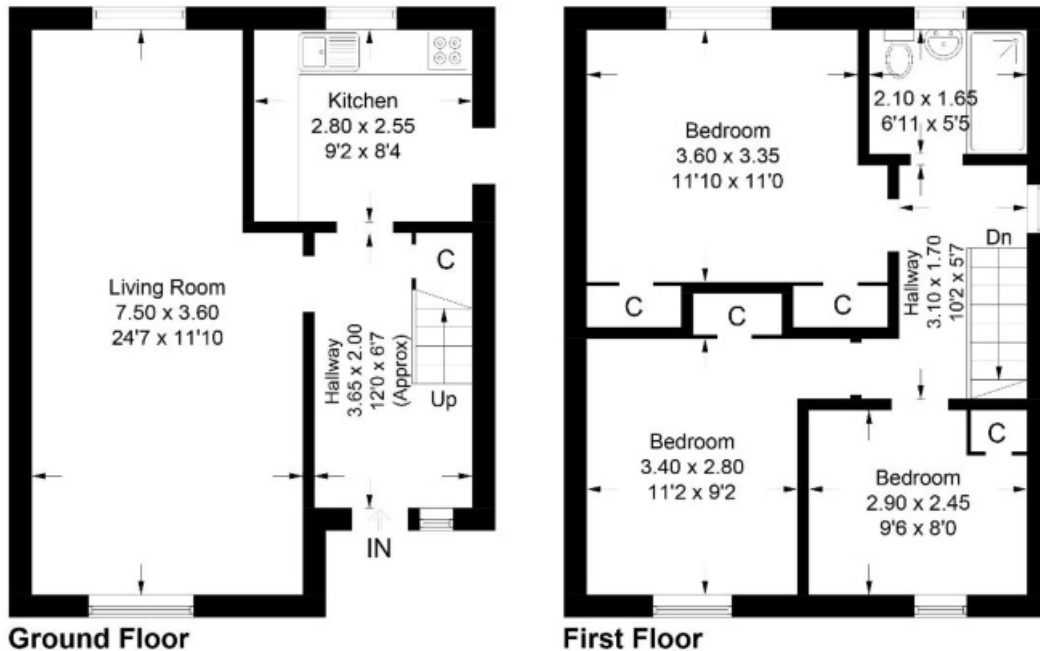


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1007878)

Full members of:



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