

**Melrose**

Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 64 Summerfield, Earlston

TD4 6ET

**Guide Price £75,000**



A very well-proportioned second floor flat, benefiting from lovely views to the surrounding countryside. Ideally placed for easy access to the town centre and all the excellent amenities on offer within Earlston. The property boast a bright lounge with balcony, kitchen, three double bedrooms and a shower room. There is a shared garden to the rear and a private area of garden to the side in addition to a shed and coal cellar. Early viewing advisable.





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TD4 6ET

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Communal Entrance & Stairs  
Hall  
Lounge  
Balcony  
Kitchen  
Three Double Bedrooms  
Shower Room

Double Glazing  
Secure Entry System

Communal Garden  
Private Area of Garden  
Shed  
Coal Cellar





### 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, gas and electricity. Double glazing, secure entry system.

### EPC

E

### Council Tax Band

A

### Viewing

Strictly by appointment with the Selling Agent.

### 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  
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**64 Summerfield, Earlston**

Approximate Gross Internal Area = 75.3 sq m / 810 sq ft



**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1007919)

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.