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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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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

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Council Tax Band

Α

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.













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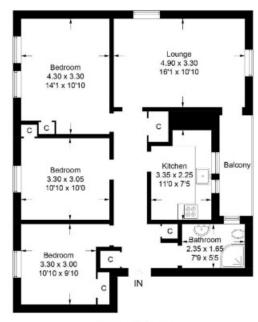






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Approximate Gross Internal Area = 75.3 sq m / 810 sq ft



Second Floor

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

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