

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**48 Queens Way,  
Earlston, TD4 6EX**

**Offers Over £160,000**



48 Queens Way is a spacious end terraced dwelling, located in a popular and established residential area in the sought after town of Earlston, well placed for within comfortable reach of most amenities including schooling. The lounge is spacious and benefits from patio doors opening out into the garden, there is a good sized fitted kitchen, four generous bedrooms and a well appointed bathroom. The perfect find for those searching for an easily managed family home, it is presented throughout in very good order, is light and bright, and benefits from ample storage space. Outside, the gardens extend to the front, side and rear with the latter including a decked area ideal for seating, whilst ample parking is available on street.



# 48 Queens Way, Earlston, TD4 6EX

Offers Over £160,000

Ground Floor  
Entrance Hall  
Spacious Lounge  
Kitchen  
Bathroom

First Floor  
Four Bedrooms

Gas fired central heating  
Double Glazing

Gardens to front, side & rear



### 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 and the Borders rail link from Tweedbank to Edinburgh is around a 10 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 top 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. Private gas supply with the storage tank located in the rear garden. Gas fired central heating.

### EPC

C

### 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,  
Melrose, TD6 9PQ  
Phone: 01896 822796  
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**48 Queens Way, Earlston, TD4 6EX**

Approximate Gross Internal Area = 95.4 sq m / 1027 sq ft

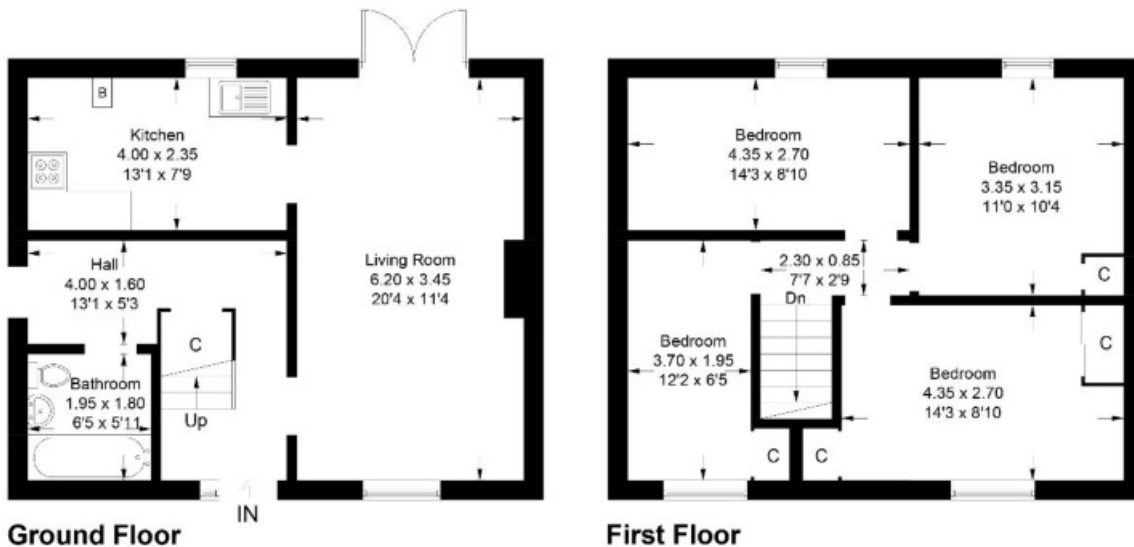


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1045689)

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.