

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 11 Westfield Road, Earlston

TD4 6DX

**Guide Price £180,000**



Located in the heart of the increasingly popular town of Earlston, this is a deceptively spacious semi-detached family home in a highly convenient area. The property boasts a spacious and flexible layout and can either be used as a three or four bedroom, with a room on the ground floor which could also be used as a dining room. The accommodation comprises: Hall & stairs, lounge, kitchen, side hall, dining room/bedroom 4, three double bedrooms and shower room upstairs. Externally there is an easily maintained garden to the front, side and rear. Early viewing highly recommended.



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Hall  
Lounge  
Kitchen  
Side Hall  
Dining Room/Bedroom Four  
Three Double Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Garden  
Shed



### 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. The stairlift can be removed, if required.

### Services

Mains drainage, gas, water and electricity. Gas central heating, double glazing.

### EPC

D

### Council Tax Band

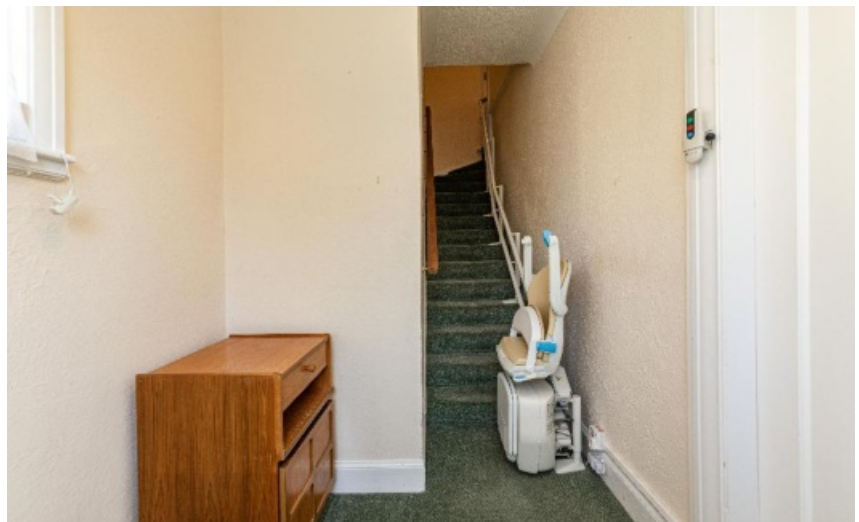
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### Viewing

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  
Phone: 01896 822796  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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Annan, Tel 01461 202 866/867



**11 Westfield Road, Earlston**

Approximate Gross Internal Area = 90.85 sq m / 978 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuketch.com © (1D1054960)

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.