

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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North Lodge, Cowdenknowes, Earlston, TD4 6AE

Guide Price £350,000



Originally constructed around 1880, and altered and extended at a later day to form the present accommodation, North Lodge is a unique detached dwelling occupying a picturesque location on outskirts of Earlston. Arranged over two floors, the layout is particularly flexible and could be adapted to suit a variety of different living scenarios with there being three public rooms; offering a superb opportunity for those looking for accommodation with a potential granny annex. The property is set upon a large plot providing gardens extending to the front, side and rear with several feature areas; most notable of which is the raised deck with summerhouse; ideal for entertaining. There is also a large drive and a double garage which ensures there is ample private parking.



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Ground Floor
Vestibule
Entrance Hall
Large Reception Room
Sitting Room/Bedroom
Conservatory
Spare Room
Utility
Shower Room/Sauna

First Floor
Two Further Reception Rooms
Dining Room
Kitchen
Double Bedroom
Shower Room

Generous gardens
Double Garage
Driveway

Gas Central 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 approximately 45 minutes and the Borders rail link from Tweedbank to Edinburgh is around a 10 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 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 water, electricity and gas with drainage to septic tank. Double Glazing. Gas Central Heating.

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

E

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
Saturday: 9.00am to 12.00 noon

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Approximate Gross Internal Area = 186.0 sq m / 2002 sq ft

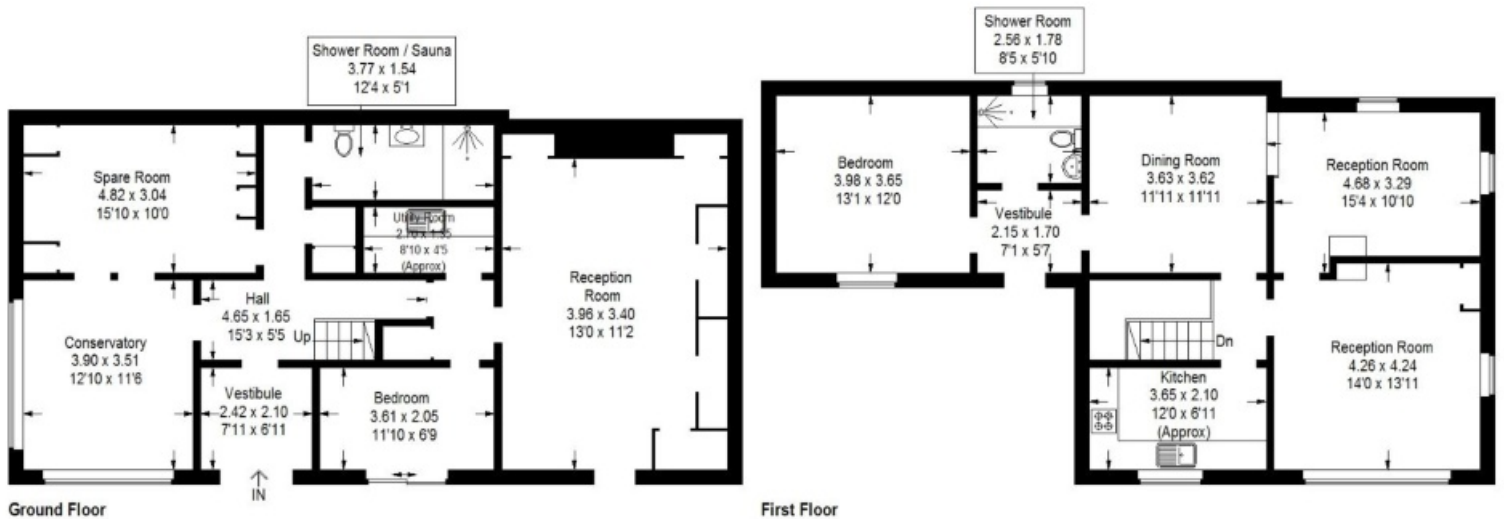


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1070513)

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.