

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Cabrachan, Redpath, TD4 6AD

**Guide Price £345,000**



Cabrachan is a very attractive and well presented detached home which lies in the picturesque and quiet conservation village of Redpath, benefiting from a lovely private aspect with uninterrupted views to the rear. The layout is very well planned and spacious; arranged over two floors, with the dining kitchen being of particular note, as is the lovely lounge with multi-fuel stove which boasts patio doors out to the rear garden. Upstairs there are three bedrooms, with the master benefiting from a well appointed en-suite, and there is a family bathroom. The property sits upon a generous plot providing gardens to the front, side and rear, mostly to the latter including a large patio ideal for entertaining, a good sized area of lawn, vegetable garden, and a large garage/workshop. A private driveway leads round from the front to the rear ensuring there is ample private parking.



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Ground Floor  
Entrance Hall  
Lounge  
Dining Kitchen  
Utility Area  
Downstairs WC

First Floor  
Master Bedroom with En-Suite  
Two Further Bedrooms  
Family Bathroom

Generous gardens  
Garage/Workshop  
Driveway



### Location

The property is located in the sought after conservation village of Redpath, around 2 miles south of Earlston. A popular location for those commuting to work in Edinburgh which can be easily accessed using the A68 trunk road or the Borders Railway from Tweedbank with half hourly services into the city. Redpath is also a popular location for families as it falls in the catchment of the highly rated Earlston High School. Earlston has a range of shops, cafes, visitor accommodation and sports facilities. The well known Abbey towns of Kelso and Melrose are within easy reach by car and the larger town of Galashiels is just a short drive away, offering several supermarkets, cafes, restaurants, shops and a cinema. The surrounding countryside offers a wide range of options in terms of walking and cycling from the doorstep of the property.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains water and electricity. Drainage to a septic tank. Oil fired central heating. Double Glazing.

### EPC

C

### 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  
Fax: 01896 823465  
Email: melrose@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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Approximate Gross Internal Area = 115.9 sq m / 1248 sq ft

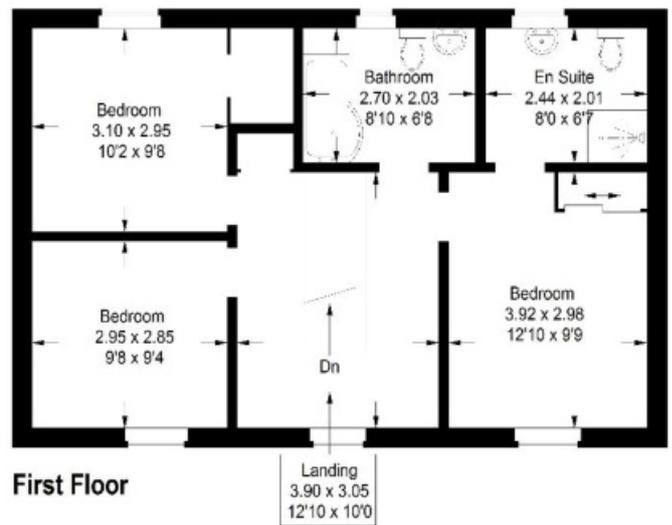
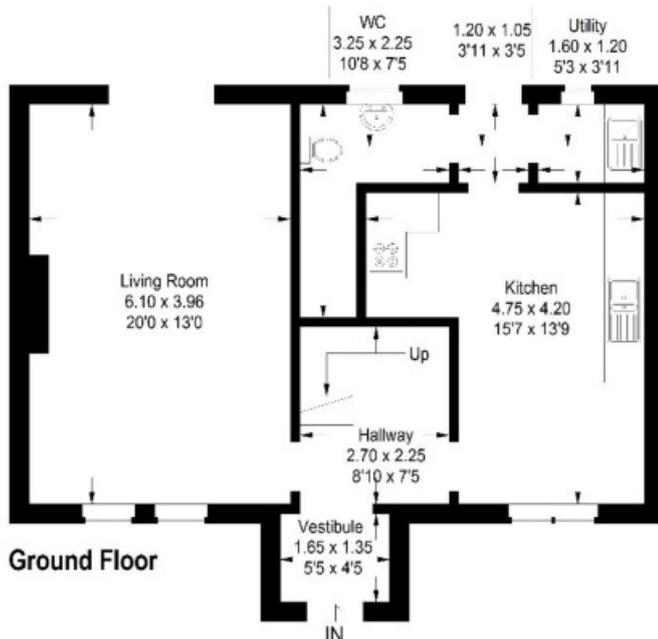


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