‘GRIANACH’ Haughhead Road, Earlston

- HALL
- LOUNGE
- DINING KITCHEN
- TWO BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARDEN
- SHED
DESCRIPTION
This is a quaint and charming mid terraced cottage, which has absolutely masses of potential for modernisation and updating and quite possibly could also have the layout reconfigured to enhance the bedroom space. The garden to the rear is gravelled in the main for ease of upkeep, but the inclusion of many flowering plants creates a cottage garden feel. Internally, baton and plank doors, open fireplaces and exposed beams in the kitchen all add to the charm. Set just off the A68, Earlston is an attractive small town which has a good range of amenities catering well for every day needs and has much to offer in the way of social activities. Whilst swathed by beautiful countryside and scenery, it is ideally placed for travel to many surrounding towns and major regional employers, and is also a comfortable commute for Edinburgh (via the A68 by car, or by train from nearby Tweedbank), making it an ideal spot for those seeking a weekend retreat/easily kept holiday home.

Viewing comes highly recommended.

ACCOMMODATION
HALL 4'6" X 7'2" (M X M)
The front door opens to the hallway, which has baton and plank doors to the lounge and kitchen and also accesses the shower room.

SHOWER ROOM 4'7" X 7'9" (1.40M X 2.35M)
The shower room is comfortably sized and has excellent potential for a refurb. White WC and wash hand basin. Electric shower unit. Window to rear.

LOUNGE 16'9" X 12'4" (5.11M X 3.77M)
Set to the right as you enter, the living room includes a brick fireplace with open fire and has a staircase in the corner leading to the upper floor. Good light from front facing window.

DINING KITCHEN 12'0" X 16'9" (3.63M X 5.10M)
This is a great room, featuring ceiling beams, a fireplace with open fire and a Belfast sink. It is of a size to readily be used as a kitchen diner, with enough space for seating as well. Window to front.

The stairs from the lounge take you up to a surprisingly roomy landing, which is amply large enough to accommodate a range of furniture and lit by a velux.

BEDROOM 1 12'6" X 9'6" (3.82M X 2.90M)
This is a good sized double room, with the coombed ceilings serving to enhance the cottage feel. The window to the front gives good light and fine open views. Wash hand basin in one corner.

BEDROOM 2 8'8" X 7'0" APPROX (2.63M X 2.14M)
A single room, perfect for use as a study/occasional guest room. Also has coombed ceilings to each side, with a velux set into the front coomb. Wall mounted boiler.

OUTSIDE
There is a well stock area of garden along the front. A path runs up the side and round to the rear garden, which has been recently gravelled to give ease of upkeep and houses a shed. Ample on street parking to hand.

GENERAL
SERVICES
The property is served by mains water, drainage, gas and electricity. Telephone. Gas central heating fired from combi boiler located in bedroom 2. Double glazing.

ENTRY
By arrangement with sellers.

VIEWING
To view contact Selling Agents.

EXTRAS
All fitted carpets, curtains, blinds, light and any shower room fittings are included along with the garden shed and the fridge if wanted.

OFFERS
Offers should be lodged in Scottish Legal Form with the Selling Agents.

HOME REPORT
Interested parties wishing a copy of the Home Report for this property can obtain one line. Please visit www.onesurvey.org and follow instructions. EPC Rating of this property is E.

CLOSING DATE
Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers however reserve the right to sell the subjects at any time.

NOTE
These particulars, although believed to be correct, are not guaranteed and do not form part of any contract of sale. The room sizes are approximate only.