

Melrose
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Thornbank Earlston

TD4 6DY

Guide Price £155,000



6 Thornbank is an attractive detached property, located in a popular residential area, which is within walking distance of all the good amenities on offer within Earlston. The property is presented in good order throughout, benefiting from many pleasing features including spacious lounge, two good sized bedrooms upstairs with a third downstairs. Large enclosed garden with garage and driveway to rear providing private off street parking.

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Ground Floor:

Hall
Kitchen
Living Room
Bedroom Three
Bathroom

First Floor:

Two Bedrooms

Outside:

Gardens Front & Rear
Driveway
Garage
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 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 and Fittings:

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

Services:

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

EPC:

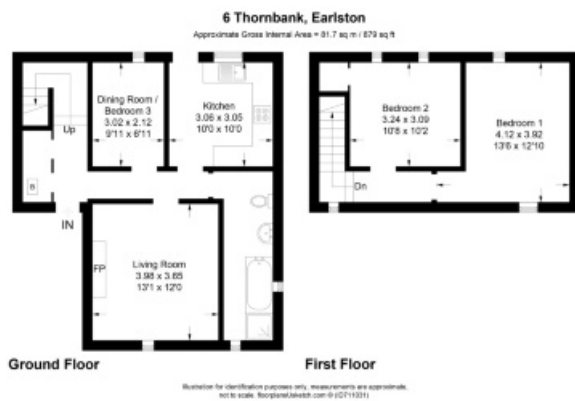
E

Council Tax Band:

C

Viewing:

Strictly by appointment with the selling agent.



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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.

Full members of:

