



4 Swan Apartments is a comfortably proportioned first floor property, located in the heart of the popular town of Earlston with all the good amenities on offer within the town on the doorstep. The property is presented in immaculate order throughout with modern fittings and fixtures. Ideal as a first time buy, easily managed retirement property or rental investment. Viewing recommended in order to fully appreciate.

## 4 Swan Apartments, Earlston

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

MEMBERS OF  
BSPC & ESPC



**LOUNGE** 4.62m x 4.17m  
**KITCHEN** 2.64m x 1.97m  
**BEDROOM ONE** 3.03m x 2.70m  
**BEDROOM TWO** 3.20m x 2.62m  
**SHOWER ROOM** 2.72m x 1.57m

**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 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.

For sat nav users, the postcode is TD4 6DE.

## SERVICES

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

## COUNCIL TAX BAND

B

## FITTINGS AND FIXTURES

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. Some items of furniture can be included by separate negotiation.

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## VIEWING

By appointment with the Selling Agents.

## ENTRY

By mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE RATING

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## SELLING AGENTS

CULLEN KILSHAW

Solicitors and Estate Agents

7 Market Square

Melrose

TD6 9PQ

Telephone: 01896 822796

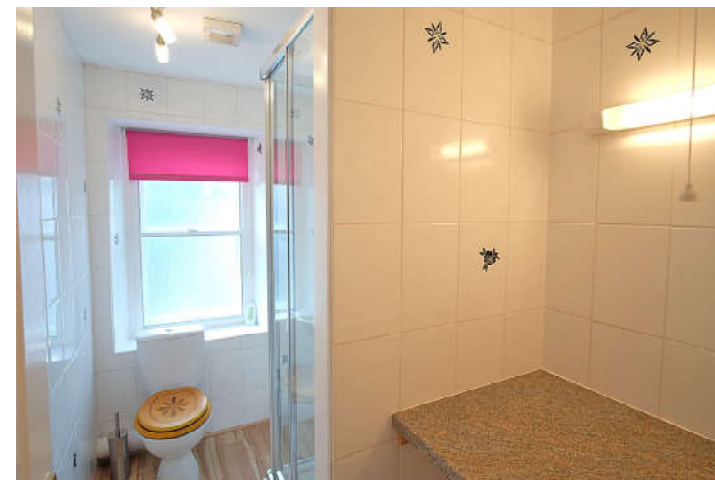
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## IMPORTANT

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

**8 BORDERS TOWN  
CENTRE OFFICES**



**VISIT US ONLINE AT:  
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### KELSO

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### MELROSE LEGAL OFFICES

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### MELROSE PROPERTY SHOP

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F: 01896 823465 E: [melrose@cullenkilshaw.com](mailto:melrose@cullenkilshaw.com)

### PEEBLES

23 Northgate, EH45 8RX **T: 01721 723999**  
F: 01721 723888 E: [peeble@cullenkilshaw.com](mailto:peeble@cullenkilshaw.com)

### SELKIRK

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