

**Melrose**  
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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Thistle Cottage Station Road Earlston

TD4 6BZ

**GP £280,000**



Thistle Cottage is an extremely well-proportioned detached property, located in a peaceful yet highly convenient area of Earlston with the town centre and good local amenities close by. This is a charming property with opportunity to modernise to own preference, also it offers lots of potential and is presented in good order throughout. Benefiting from spacious rooms, including a double height living/dining room, the layout is flexible and could be easily adapted if desired. There is a generous private garden which is well stocked with mature trees and shrubs whilst a detached garage and car port ensure there is ample private parking.





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TD4 6BZ

**GP £280,000**

Entrance Hall  
Large Living Room  
Kitchen  
Utility Area  
Breakfast Room  
Three Double Bedrooms & Dining Room OR Four  
Double Bedrooms  
Two Shower Rooms  
Bathroom  
Gas Central Heating  
Spacious Private Garden  
Garage  
Car Port  
Private Parking





**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. 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.

**Directions:**

Travelling into Earlston on the A68 heading north towards Lauder and Edinburgh, take the first right turn (A6105) into High Street and then take the second left turn (B6356) into Station Road. Thistle Cottage is located directly opposite the entrance into the industrial estate, just before the turning into Station Brae.

For sat nav users the postcode is TD4 6BZ

**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.

**EPC:**

E

**viewings:**

Strictly by appointment with the Selling Agents.

**Entry:**

By mutual agreement.

**Council Tax Band:**

F





Interested in this property?  
**Melrose**  
Call 01896 822796

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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.