

WWW.CULLENKILSHAW.COM



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.



Thistle Cottage Station Road Earlston

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:

Ε

viewings:

Strictly by appointment with the Selling Agents.

Entry:

By mutual agreement.

Council Tax Band:

F













WWW.CULLENKILSHAW.COM

Interested in this property? Melrose

Call 01896 822796

Property Shop, 7 Market Square, Melrose, TD6 9PQ Phone: 01896 822796 Fax: 01896 823465

Opening Hours: Monday to Friday: 9.00am to 5.00pm

Jedburgh, Tel 01835 863 202 Hawick, Tel 01450 3723 36 Kelso, Tel 01573 400 399 Melrose, Tel 01896 822 796 Peebles, Tel 01721 723 999 Selkirk, Tel 01750 723 868 Hawick, Kelso, Melrose, Peebles, Selkirk,



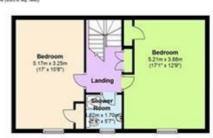




Ground Floor

First Floor





Total area: approx. 217.3 sq. metres (2339.2 sq. feet)

Full members of:









