

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

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## 3 Leaderdale Crescent, Earlstoun

TD4 6BJ

**Guide Price £215,000**



3 Leaderdale Crescent is a most attractive detached bungalow which is located within a sought after residential cul de sac. The property occupies an extremely private setting with uninterrupted views from the rear of the surrounding countryside. The layout is very well proportioned and is tastefully decorated throughout benefiting from a modern open plan kitchen with ample room for dining whilst a large conservatory to the rear provides a pleasant addition to the living accommodation. Outside, there are well maintained private gardens whilst a drive and garage provide convenient private parking.





# 3 Leaderdale Crescent, Earlston

TD4 6BJ

**Guide Price £215,000**

ACCOMMODATION:  
VESTIBULE  
ENTRANCE HALL  
LOUNGE  
OPEN PLAN DINING KITCHEN  
CONSERVATORY  
UTILITY  
THREE BEDROOMS  
BATHROOM

GAS CENTRAL HEATING  
DOUBLE GLAZING

OUTSIDE  
WELL KEPT GARDENS  
GARAGE  
DRIVE  
LOVELY VIEWS





**Location:**

The property is located in the popular town of Earlston which is conveniently situated just off the A68 giving quick and easy access to routes both north and south bound. The town is also within easy reach of the main Borders towns. It benefits from good local shopping and excellent schools for both primary and secondary levels. The town also boasts many and varied social recreational clubs and activities.

**Description:**

3 Leaderdale Drive is tucked away from view enjoying an extremely private setting; accessed via a gated drive which leads down to the property and the garage. The welcoming entrance hall provides access to all of the accommodation which is well planned and boasts a surprisingly spacious layout. The lounge is positioned to the rear of the property enjoying a particularly peaceful aspect and has French doors which lead out to the large conservatory giving a pleasant addition to the living accommodation and boasting superb views over the surrounding countryside. Off the conservatory is a useful utility which in turn provides access to the integral garage. The open plan kitchen has recently been completely refurbished with modern units and is beautifully presented with space at one end of the room for dining. There are three comfortably sized bedrooms, all of which benefit from built-in storage space, and a well appointed bathroom. Outside, there are well kept gardens to the front and rear; the latter of which is especially private, with a drive and garage providing plenty of private parking.

**Fixtures and Fittings:**

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

**Services:**

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

**EPC:**

E

**Viewings:**

By appointment with the Selling Agents.

**Entry:**

By mutual agreement.





## Interested in this property? Melrose Call 01896 822796

Property Shop, 7 Market Square,  
Melrose, TD6 9PQ  
Phone: 01896 822796  
Fax: 01896 823465  
Email: melrose@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
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



### 3 Leaderdale Crescent, Earlston, TD4 6BJ

Approximate Gross Internal Area = 122.3 sq m / 1316 sq ft

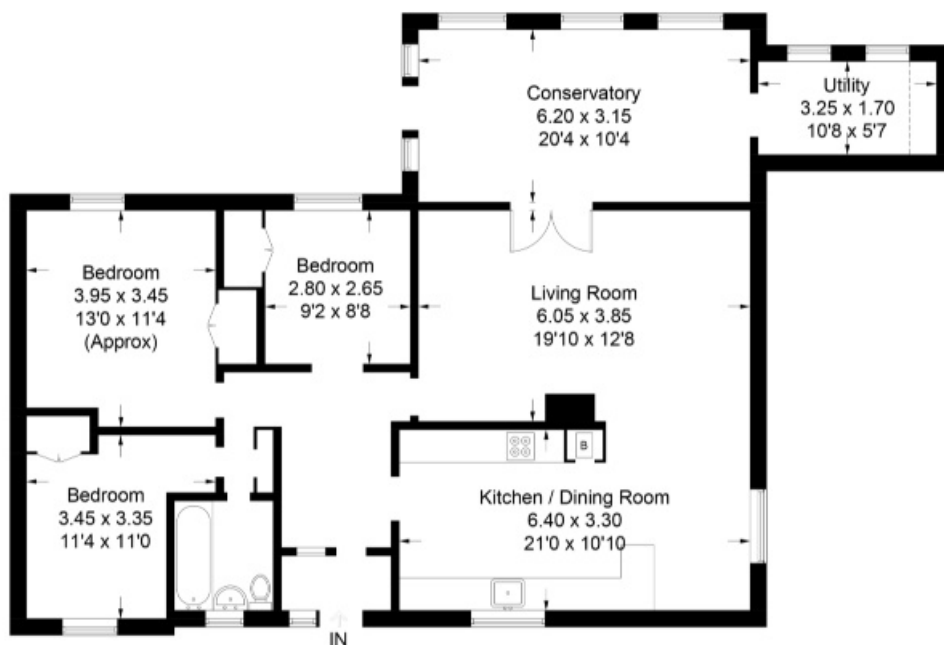


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID474420)

Full members of:



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.