

Earlston, Scottish Borders



The Lilacs, Church Street

A DETACHED DWELLING HOUSE PLEASANTLY SITUATED AMIDST EXTENSIVE AREAS OF GARDEN GROUND AT THE EAST END OF THIS FASHIONABLE BORDER TOWN LYING WITHIN EASY REACH OF THE TOWN'S MAIN STREET AND ALL LOCAL AMENITIES.

THE ACCOMMODATION ARRANGED OVER TWO FLOORS BENEFITS FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING AND OFFERS CONSIDERABLE SCOPE FOR MODIFICATION IF SO DESIRED.

ENTRANCE VESTIBULE INNER HALL LOUNGE CONSERVATORY GROUND FLOOR BEDROOM
KITCHEN SHOWER ROOM THREE FIRST FLOOR BEDROOMS DOUBLE GLAZING CENTRAL HEATING
EXTENSIVE AREAS OF GARDEN GROUND

EPC RATING:

Guide Price £155,000

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The Lilacs is a detached dwelling house with accommodation arranged over two floors, primary of traditional stone and slate construction pleasantly situated on the eastern fringe of town lying but a short walk from the town's main shopping area.

The accommodation includes a well-proportioned public room on the ground floor leading to a conservatory which is a pleasant addition to the front of the property and the large ground floor bedroom provides scope for the creation of improved kitchen/dining facilities if so desired.

The property currently enjoys the benefits of gas fired central heating and double glazing and the extensive areas of garden to front, side and rear provide ample scope for the enthusiastic gardener.

All major borders towns lie within comfortable commuting distance and the capital city of Edinburgh is less than an hour's drive away by car. Day to day shopping local transport, social and recreational facilities together with primary and secondary schooling are readily available, the recently erected secondary school enjoying an excellent reputation.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE 1.50 X 2.82 Incorporated within the conservatory extension to the front of the property leading through to the inner hall.

INNER HALL Coats cupboard. Stair to upper floor with under stair cupboard housing the gas fired central heating boiler. Wall mounted central heating programmer. Telephone point. Smoke detector. Floor carpeted.

LOUNGE 3.74 x 4.50 A well-proportioned public room with gas fire on a marble hearth. Central heating radiator. Useful cupboard accommodation. Floor carpeted.



CONSERVATORY 4.20 X 2.77 Sliding door access from the lounge to this pleasant addition to the property. double glazed above a rendered brick base course. Double glazed polypropylene roof. Central heating radiator. Electric fire. Telephone point, floor carpeted.



BEDROOM 3.42 x 4.50 Located off the lounge, a good sized double room overlooking the front garden, offering scope for the creation of improved kitchen and dining facilities. Double glazed window. Central heating radiator. Carpeted floor covering.



KITCHEN

2.29 x 2.18 Small but compact with floor and wall mounted units, “formica” work surface and stainless-steel sink. Tiled upstand, space and connections for gas cooker with cooker hood over. Wall mounted electric heater and vinyl floor covering.

**SHOWER ROOM**

2.29 x 2.85 Shower enclosure lined in “wet wall”, pedestal basin with cupboard below and close coupled WC. Vertical towel rail. Accessories cabinet with further cabinet over the wash hand basin with mirrored doors. Electric heater. Floor vinyl covered.

**FIRST FLOOR**

A stair formed of timber treads and risers with timber hand rail links ground and first floors.

LANDING

Accessing all bedrooms at this level provided with shelved storage with curtained access. Double glazed window. Access hatch in ceiling to roof void area.

BEDROOM 1

2.83 x 3.44 overall double-glazed dormer window to the front. Cupboard accommodation with shelving. Central heating radiator. Floor carpeted

**BEDROOM 2**

2.59 x 2.57 Glazed dormer window to the rear. Two central heating radiators. Floor carpeted

**BEDROOM 3**

4.47 x 3.47 The largest of the bedrooms at first floor level again provided with a front facing double glazed dormer window with view to the Black Hill. Central heating radiator. Fitted wardrobe and shelved units. Floor carpeted



EXTERNAL

GARDENS

There are large areas of garden ground to front, side and rear of the property, garden areas which are laid extensively to grass with established flower and shrub borders, the concrete planters below the kitchen window are included in the sale. The rear garden benefits from a number of mature trees including a colourful cherry tree, two plum trees and an apple tree all of which are likely to be of interest to the enthusiastic gardener.

There is also one small general-purpose garden shed.



MOVEABLES

All fitted floor coverings are included in the sale.

SERVICES

The property is served by mains water gas and electricity with drainage connected to the main sewer.

ENTRY

Strictly by negotiation with the Selling Agents/owners.

COUNCIL TAX

The property is within Council Tax band 'B'.

VIEWING

By appointment through the Selling Agents or by telephoning 07759431527.

PRICE

Guide price £155,000 offers are invited and should be submitted in the proper Scottish legal form to the Selling Agents at their Galashiels office (Ref RMcG/AMCD)

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property which have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a **guide only and are not precise**. In particular, room measurements have been taken with a Sonic tape and, therefore, may be subject to a small margin of error. If such details are fundamental to a prospective purchaser, then he/she must rely on his/her own enquiries.
5. Where any reference is made to Planning Permissions or potential uses or to road proposals, such information is given by us in good faith. Prospective purchasers should, however, make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and **NOT** as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
7. The foregoing particulars, while believed to be correct, are not warranted or guaranteed in any way, nor are any of the measurements, etc., warranted or guaranteed.
8. Persons wishing to be notified of the fixing of a closing date for offers should specifically register their interest as soon as possible with the Selling Solicitors, but the seller reserves the right to sell the subjects without having fixed a closing date and is not bound to accept the highest or any offer.