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## Ellwyn, Westfield Road, Earlston

TD4 6DX

**Guide Price £99,950**



Ellwyn is a deceptively spacious semi-detached bungalow, located in a highly convenient area of Earlston, just a short walk from all the good amenities on offer within the town. The property would benefit from a degree of updating but is presented in very good order throughout and benefits from many pleasing features including well-proportioned and bright rooms, large attic room which could be converted into additional accommodation, easily maintained garden to front, side and rear and drive to front. Early viewing recommended.





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Hall  
Lounge  
Breakfasting Kitchen  
Rear Porch  
Two Double Bedrooms  
Bathroom  
Large Attic Room

Double Glazing  
Gas Central Heating

Garden to Front, Side & Rear  
Large Shed  
Small Drive

## 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.

## Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The blinds and curtains are also included in the sale.

## Services

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

## EPC

D

## Viewing

Strictly by appointment with the Selling Agent.

## Entry

By mutual agreement.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The accuracy, scale and application of these floor plans cannot be held responsible for any guarantee as to their suitability or efficiency can be given.  
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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.

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