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17 Acorn Drive, Earlston

TD4 6BW

Guide Price £320,000



17 Acorn Drive is a most attractive detached dwelling which is located within a highly sought after residential area, enjoying a lovely quiet setting which is within comfortable reach of most amenities. The property is beautifully presented throughout, finished to a very high standard, and boasts many attractive features; perfectly suited to those searching for a substantial yet easily managed family home which is ready to move into. Outside, the large gardens have been well planned for ease of maintenance, including an attractive decked area, whilst a double garage and drive ensure there is ample private parking.



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Ground Floor
Entrance Hall
Lounge
Sitting Room/Family Room
Conservatory
Dining Kitchen
Utility
Dining Room
Downstairs WC

First Floor
Bedroom One with En-Suite Bathroom
Bedroom Two
Bedroom Three
Bedroom Four
Shower Room

Outside
Generous gardens planned for ease of maintenance
Double Garage
Large Driveway



Situation

Earlston 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 Waverley rail link to Edinburgh is around 10 minutes away. 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 country pursuits.

Description

This property truly must be viewed to fully appreciate size and style. Occupying a lovely quiet cul de sac setting, it enjoys an excellent degree of privacy and comes presented in immaculate order throughout providing an easily managed home which is ready to move into.

On entering the property the welcoming hall provides access to the ground floor accommodation with a carpeted flight of stairs leading to the first floor. The main lounge is set to the front of the property with a double window providing ample light and featuring an attractive open fire. To the rear is a useful second sitting room/family room which could be used for a variety of purposes leading through to the generous conservatory which overlooks the gardens and provides a lovely addition to the living accommodation. The kitchen is well equipped and large enough for casual dining whilst a more formal dining room is positioned to the front of the property. Upstairs, there are four well proportioned bedrooms (one of which boasts an en-suite bathroom) whilst there is also a contemporary shower room. The property sits upon a large plot providing generous gardens which have been well

planned for ease of maintenance and enjoy an excellent degree of privacy. Ample parking is provided by means of a double garage and a large drive.

Fixtures and Fittings

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

Services

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

EPC

D

Viewing

By appointment with the Selling Agents.

Entry

By mutual agreement.

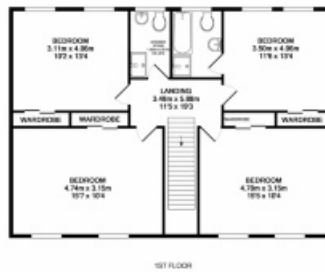
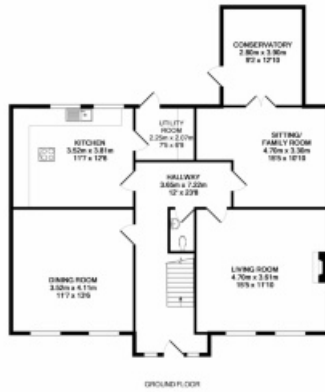
Council Tax Band

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Information shown has been taken to ensure the accuracy of the floor plan. Measurements of all areas, including those of the garden, are approximate and are not intended to be used for any purpose other than a general guide. The seller does not warrant the accuracy of the information shown on this floor plan. The seller does not warrant the accuracy of the information shown on this floor plan. The seller does not warrant the accuracy of the information shown on this floor plan.

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