

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

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**1 Janefield, Haughhead  
Road, Earlston,  
TD4 6EQ**

**Offers Over: £60,000**



Residing in a popular, yet rarely available, residential area of Earlston is this delightful one bedroom, ground floor apartment which would be perfectly suited to a couple, singleton, first time buyer or rental investor.



# 1 Janefield, Haughhead Road, Earlston,

TD4 6EQ

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## INTERNAL

Hallway  
Lounge  
Kitchen  
Shower Room  
Bedroom

## EXTERNAL

Shared rear garden  
Storage cupboard  
On-street parking



**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:**

Residing in a popular, yet rarely available, residential area of Earlston is this delightful one bedroom, ground floor apartment which would be perfectly suited to a couple, singleton, first time buyer or rental investor. The property overall comprises of a hallway, lounge, kitchen, shower room and one double bedroom as well as benefitting from on-street parking just outside its own front door. Decorated in neutral tones throughout and being within a short walking distance from the town center and all local amenities, viewings of 1 Janefield is highly recommended in order to fully appreciate.

**Fixtures and Fittings:**

All floor coverings, curtains, bathroom fittings, kitchen fittings and light fittings are included within the sale.

**Services:**

Mains water, drainage, gas and electricity.

**EPC:**

D

**Viewings:**

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Melrose office on 01896 822796.

**Offers:**

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

**Home Report Value:**

£60,000.00

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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.