

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

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## Moray Cottage, High Street, Earlston

TD4 6HG

**Guide Price £265,000**



Moray Cottage is a substantial terraced dwelling which is located in the centre of Earlston, well placed for most amenities and facilities including both primary and secondary schooling. The accommodation, which is arranged over three floors, is particularly spacious and highly adaptable providing an excellent family home which is presented in very good order throughout. In addition to the residential dwelling, there is a further annex to the property which is currently run as a dog grooming parlour, creating scope for a variety of uses. Outside, there is a private garden to the rear and a courtyard to the side of the property where there is off street parking.





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## Ground Floor:

Entrance Hall  
Lounge  
Dining Kitchen  
Utility Room  
Garden Room

## First Floor:

Master Bedroom with En-Suite  
Bedroom 4/Study  
Bathroom

## Second Floor:

Two Further Double Bedrooms  
Attached grooming parlour  
Wash Room

Private Garden to the rear  
Courtyard with Parking





**Location:**

Earlston is a popular residential town in the central Scottish Borders and benefits from its location on the main A68 Edinburgh - Newcastle Road. The town is also within easy reach of many of the main Borders towns which provides a cinema, swimming pools, golf courses, and many other recreational facilities. Earlston benefits from good local shopping, a health centre, and excellent schools for both Primary and Secondary levels. The town also boasts many and varied social recreational clubs and activities.

**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. Double Glazing. Gas central heating.

**EPC:**

C

**Viewings:**

By appointment with the Selling Agents.

**Council Tax band:**

D





## Interested in this property? Melrose Call 01896 822796

Property Shop, 7 Market Square,  
Melrose, TD6 9PQ  
Phone: 01896 822796  
Fax: 01896 823465  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868



### Moray Cottage, High Street, Earlston, TD4 6HG

Approximate Gross Internal Area = 170.2 sq m / 1832 sq ft

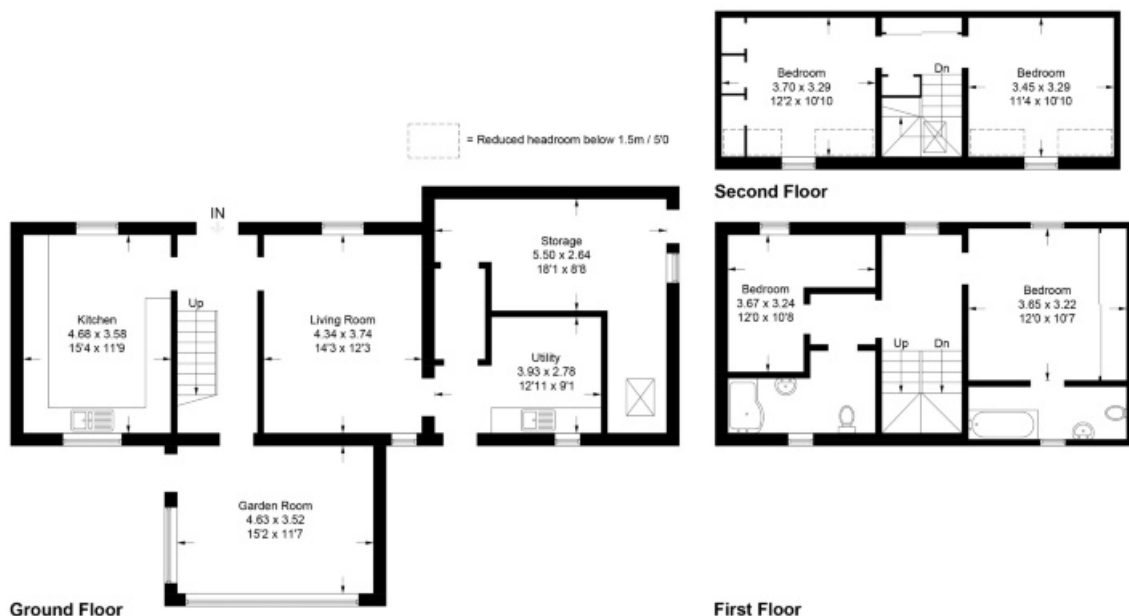


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID786284)

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.