

Melrose
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Cnoc View, Nether Huntlywood, Earlston

TD4 6BB

Guide Price £320,000



Cnoc View is a brand new detached bungalow which occupies an enviable rural setting with superb open views over the surrounding countryside. The property has been well planned and built, featuring a large open plan reception room and kitchen which is particularly attractive, and comes presented walk-in condition providing an easily maintained family home which is ready to move into. Outside, there are good sized gardens surrounding the house, with the rear garden featuring timber decking; a perfect for seating from which to enjoy the outlooks. There is also a large driveway with space to erect a detached garage if desired (subject to planning).



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Accommodation:

Entrance Hall

Large Lounge/Dining Room/Kitchen

Utility Room

Three Double Bedrooms (1 en-suite)

Bathroom

Electric Central Heating

Double Glazing

Good sized gardens surrounding

Large driveway



Location:

Nether Huntlywood is a small enclave of housing which lies just between Earlston and Gordon on the A6105. This is a charming location for anyone who wishes to live a country lifestyle, yet does not wish to be too remote and requires relative ease of access to major routes and facilities. Nearby Earlston is a small town 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 around a 45 minute drive. Earlston benefits from good local shopping and excellent schooling for both primary and secondary levels, with Earlston High School currently one of the top performing 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains electricity, private water supply and drainage to septic tank. Electric fired central heating system. Double Glazing.

EPC:

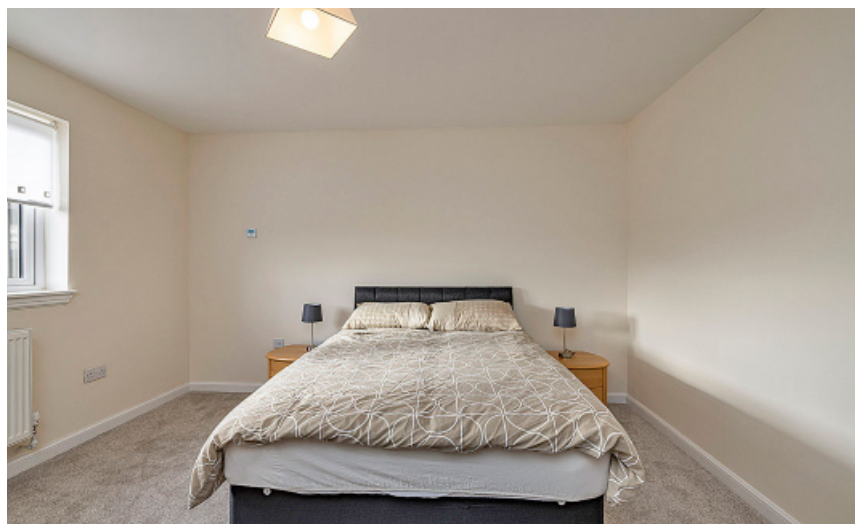
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Viewings:

By appointment with the Selling Agents.

Entry:

By mutual agreement.



Interested in this property?
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Melrose, TD6 9PQ
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Approximate Gross Internal Area = 161.8 sq m / 1742 sq ft

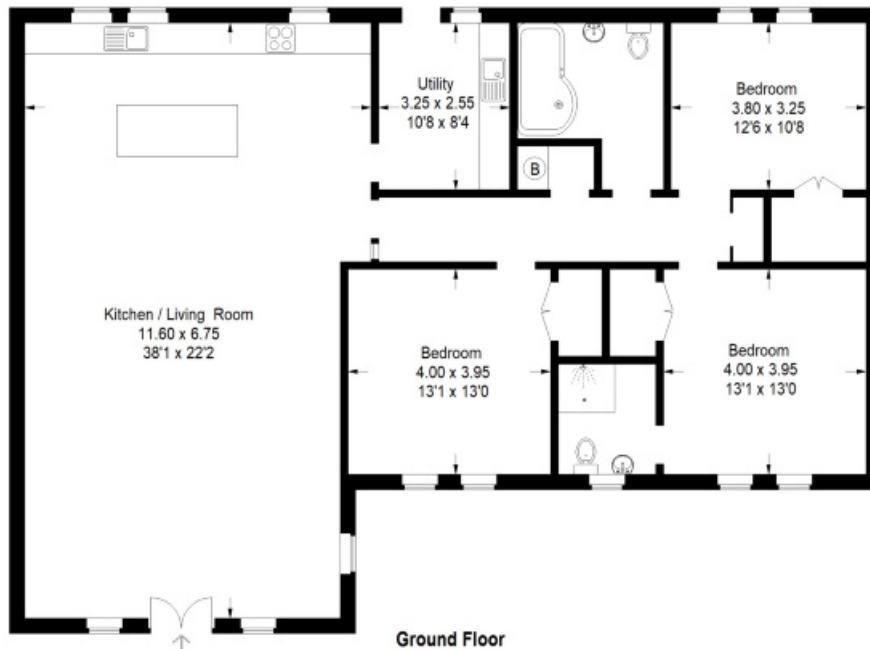


Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:



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