

**Melrose**

Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## The Court House, East Morriston, Earlston, TD4 6BA

**Guide Price £625,000**



The Court House is a substantial detached dwelling which is located in the small hamlet of East Morriston, enjoying a rural yet accessible location with lovely countryside views and an excellent degree of privacy. The property is set upon a generous plot with gardens extending some way to the front, side and rear, incorporating a sweeping gravelled drive and a detached garage. Internally, the layout is extremely well proportioned and flexible, with scope to live entirely at ground level if desired, with the large dining kitchen/family room being of particular note. Upstairs there is a feature landing off which are five bedrooms; one of which is en-suite. This property is perfectly suited to those searching for an easily managed family home which provides spacious living, and the perfect balance between a picturesque rural setting but accessibility to all there is to offer within the region.



# The Court House, East Morriston, Earlston, TD4 6BA

Guide Price £625,000

Ground Floor  
Entrance Vestibule  
Hallway  
Sitting Room  
Family Room/Bedroom  
Kitchen/Dining Room  
Study  
Utility  
Shower Room

First Floor:  
Landing/Sitting Room  
Master Bedroom with En-Suite  
Four Further Bedrooms  
Bathroom

Oil fired Central Heating  
Double Glazing

Generous Gardens  
Garage  
Drive



### Location

East Morriston is a small hamlet in a rural yet accessible location, combining the advantages of country living with the benefits of town amenities such as a variety of shops found in nearby Earlston. The highly regarded Earlston High School is one of the top performing schools in Scotland. East Morriston is centrally located with the nearby towns of Kelso and Galashiels within a 15 mile radius and with good connections to Edinburgh via the A68.

### Fixtures & Fittings

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

### Services

Mains electricity and water. Private drainage. Oil fired central heating. Double Glazing.

### EPC

C

### Viewings

By appointment with the Selling Agent

### Council Tax Band

G

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 822796**

Property Shop, 7 Market Square,  
Melrose, TD6 9PQ  
Phone: 01896 822796  
Fax: 01896 823465  
Email: melrose@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**The Court House, East Morriston, Earlston, TD4 6BA**

Approximate Gross Internal Area = 286.7 sq m / 3086 sq ft

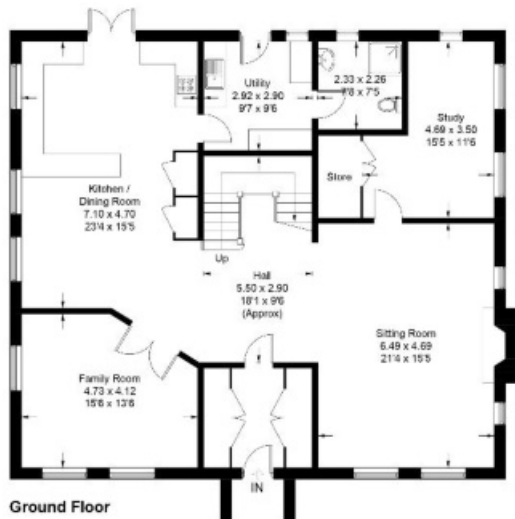


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1005289)

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.