

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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23 Queens Way, Earlston

TD4 6EU

Guide Price £140,000



23 Queens Way is a well-proportioned end terraced property, located within an established and popular residential area and within easy walking distance of all the good amenities on offer within Earlston. Presented in very good order throughout, the property boasts a large lounge with dining area, wood burner and patio doors leading to the garden, contemporary kitchen, two double bedrooms and modern bathroom. Externally there is a garden to the front and rear, drive, summerhouse and shed. Early viewing of this lovely property is essential.



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Hall
Lounge/Dining Area
Kitchen
Two Double Bedrooms
Bathroom

Electric Heating & Wood Burner
Double Glazing

Garden to Front & Rear
Drive
Summerhouse
Shed



Location

Earlston is a small town in the central Scottish Borders 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 approximately 45 minutes and the Borders rail link from Tweedbank to Edinburgh is around a ten minute drive. 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 sporting and country pursuits.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, gas, water and electricity. Gas central heating, wood burner, double glazing.

EPC

F

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
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Phone: 01896 822796
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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23 Queens Way, Earlston

Approximate Gross Internal Area = 69.9 sq m / 752 sq ft

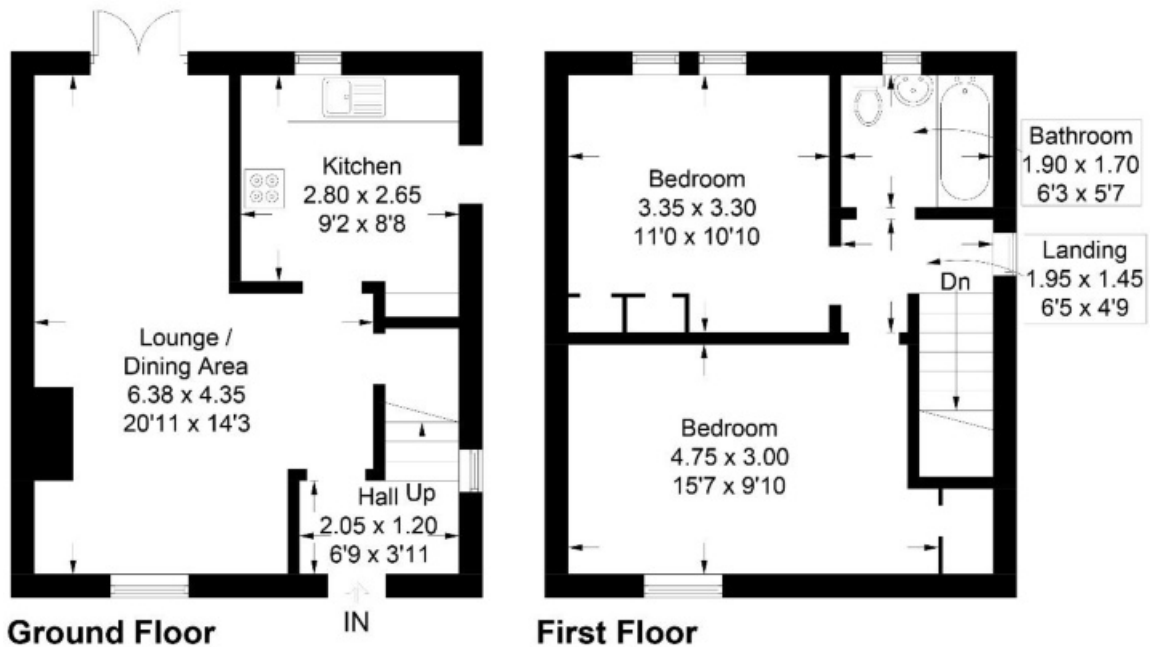


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1045512)

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.