

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Church Place, Earlston, TD4 6HZ

Guide Price £80,000



3 Church Place is a surprisingly spacious ground floor flat, located in the sought after town of Earlston and positioned just a short walk from the town centre and most amenities. Accessed via a door to the side, the layout opens out to provide a spacious lounge, well equipped kitchen, two double bedrooms and a well appointed bathroom. This property is ideally suited to those searching for an affordable starter property and, although some cosmetic upgrading is required, it offers excellent potential and is affordably priced. Equally, it would also be suitable as an investment opportunity. There are gardens to the front and rear, the latter of which is particularly generous, and there is the added advantage of an allocated parking space.



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Accommodation:
Entrance Hall
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Gardens to front & rear
Allocated parking space

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 and Fittings

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

Services

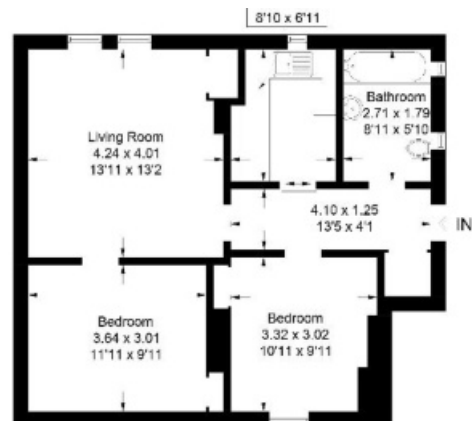
Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

E

Council Tax

A



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