

**Melrose**

Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 2 Cleghorn Buildings, Earlston

TD4 6HU

**Guide Price £100,000**



Located within the increasingly popular town of Earlston and ideally placed for access to Earlston High School, 2 Cleghorn Buildings is a deceptively spacious maisonette style property. Arranged over the first and second floors, the well-presented accommodation comprises: Hall, Lounge, Kitchen, Bathroom and Two Bedrooms. Externally there is an easily maintained garden to the rear, an outhouse and unrestricted on-street parking to the front. Ideal as a starter family home or rental investment. Early viewing recommended.



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Hall  
Lounge  
Kitchen  
Bathroom  
Two Double Bedrooms  
Great Storage Space

Gas Central Heating  
Double Glazing

Garden To Rear  
Outhouse  
Unrestricted On-Street Parking



### 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, water, gas and electricity. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

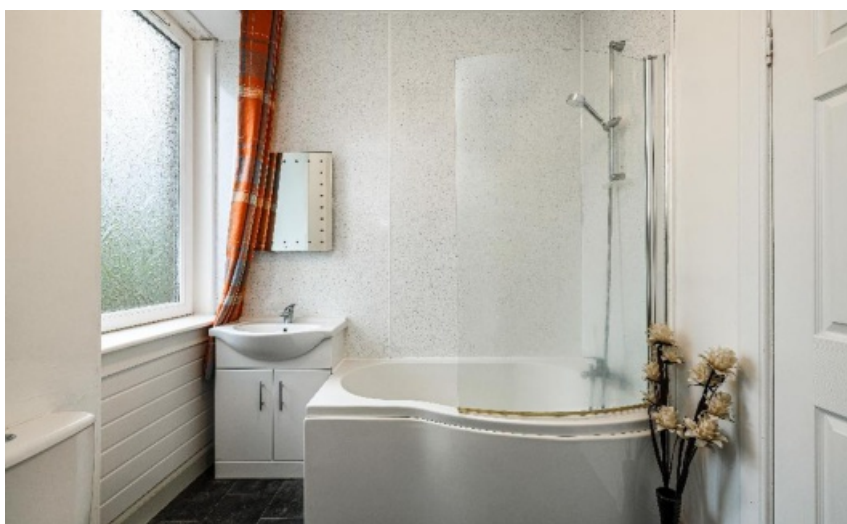
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### Viewing

Strictly by appointment with the Selling Agent.

### 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  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



## 2 Cleghorn Buildings, Earlston

Approximate Gross Internal Area = 71.6 sq m / 771 sq ft  
(Including Storage)

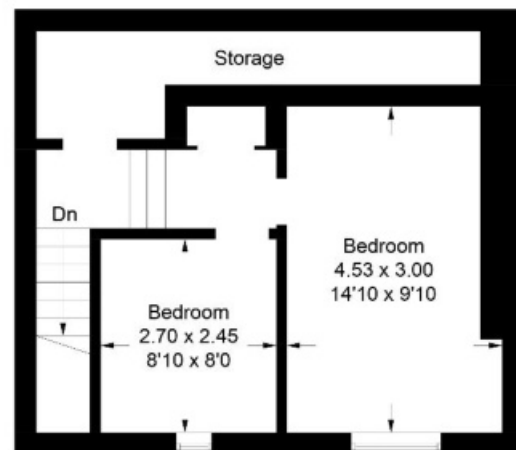


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1065446)

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.