

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Broadwoodshiels House, Nr Earlston, TD4 6AP

**Guide Price £395,000**



Broadwoodshiels House would perfectly suit those searching for a property with potential for equestrian use; having been used as such in the past, and comes with approximately 15 acres made up of 5 separate paddocks. Positioned just off the A68, the property benefits from the best of both worlds; being well situated for quick and easy access to routes both north and south bound but also boasting a private rural aspect; all just a 5 minute drive from the nearby town of Earlston. The house itself is well proportioned with the accommodation all at ground level providing a flexible and versatile layout; with scope to improve or alter as desired. In addition to the land, there are gardens surrounding the property and plenty of parking for several vehicles.



# Broadwoodshiels House, Nr Earlston, TD4 6AP

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Property:  
 Entrance Hallway  
 Spacious Kitchen through to Dining Room  
 Utility/Boot Room  
 Lounge  
 Master Bedroom with walk-in wardrobe & en-suite  
 Two Further Bedrooms  
 Bathroom

Outside  
 Land totalling approximately 15 acres  
 Separated into 5 paddocks  
 Previously used for equestrian use  
 Ample parking

Oil fired central heating  
 Double Glazing



### Location

The property lies some 3 miles north of Earlston, just off the A68, enjoying a rural yet accessible location which benefits from an excellent degree of privacy. 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 10 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 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 & Fittings

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

### Services

Mains water. Private drainage to septic tank. Electric storage and electric panel heating. Hot water is provided by the oil fired Rayburn stove within the kitchen or, or alternatively, by means of an electric immersion heater. Double Glazing.

### EPC

F

### Viewings

By appointment with the Selling Agent

### Council Tax Band

E

### Entry

By mutual agreement



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

Property Shop, 7 Market Square,  
Melrose, TD6 9PQ  
Phone: 01896 822796  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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Annan,	Tel 01461 202 866/867



**Broadwoodshiels House, Earlston, TD4 6AP**

Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft

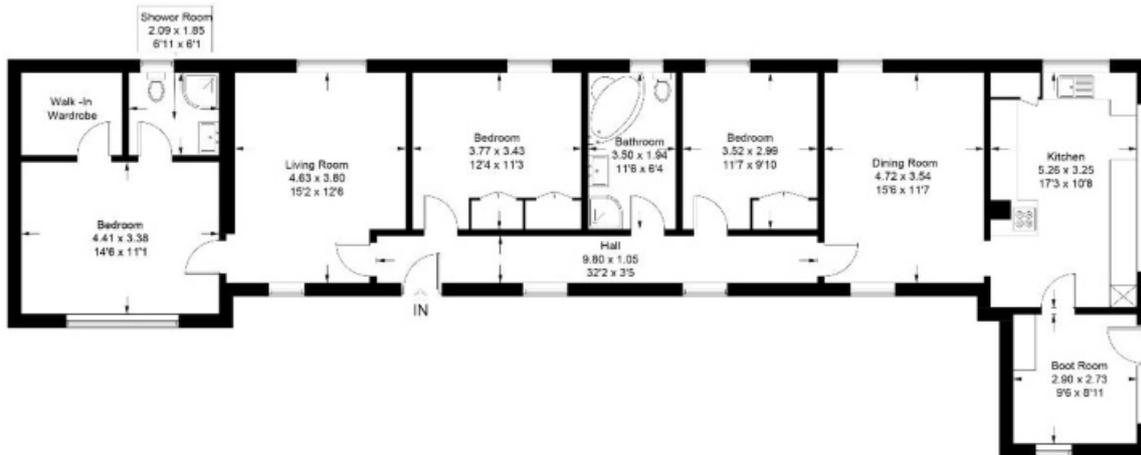


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1166800)

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.