

**Melrose**

Call 01896 822796



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 6 Kilnknowe, East End, Earlston

TD4 6HN

**Guide Price £95,000**



A beautifully presented two-bedroom ground floor flat, offering stylish décor throughout and featuring a sleek new kitchen and contemporary bathroom. The property boasts a charming private garden to the front and a further area of garden to the rear, ideal for relaxing or entertaining. Set in a quiet and convenient location, it's just a short stroll from the heart of Earlston, with its excellent range of local amenities, shops, cafes and both the highly regarded primary and high schools. Earlston is a welcoming and well-connected Borders town, surrounded by stunning countryside and within easy reach of other nearby towns, making it a fantastic place to call home. Viewing highly recommended.





# 6 Kilnknowe, East End, Earlston

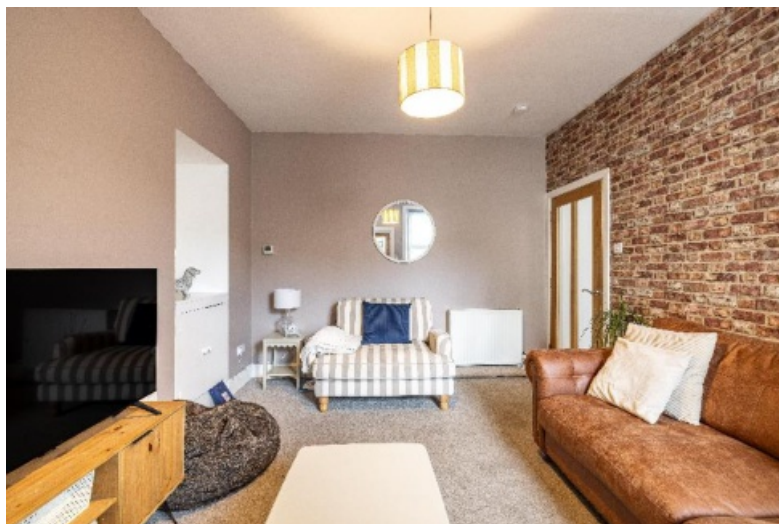
TD4 6HN

**Guide Price £95,000**

Hall  
Lounge  
Kitchen  
Two Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Garden Areas to Front & Rear





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

### EPC

D

### 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,  
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



**6 Kilnknowe, East End, Earliston**

Approximate Gross Internal Area = 53.4 sq m / 575 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourl335.co © (ID1158815)

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.