

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## **Rhymer's View, Mill Road, Earlston**

TD4 6DG

**Guide Price £200,000**



Located within a quiet and desirable area of Earlston, this detached bungalow enjoys a lovely private aspect whilst being within comfortable reach of the town centre and most amenities. With the undoubted benefit of its accommodation arranged over one level, this attractive property would suit those searching for an easily managed home to downsize to but would also suit those keen for a property on which they can make their own mark. The kitchen is large enough for dining, there is a good sized lounge set to the front of the property and both bedrooms are comfortable doubles. Outside, there are well kept gardens to both the front and rear whilst there is the added benefit of a useful outside store. In addition to that there is a detached garage and private parking.





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Accommodation  
Vestibule  
Entrance Hall  
Sitting Room  
Dining Kitchen  
Two Double Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Gardens to front & rear  
Garage  
Drive





### 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 top 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 floor coverings, light fittings, kitchen fittings and bathroom fittings.

### Services

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

### EPC Rating

D

### Council Tax Band

B

### Viewings

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

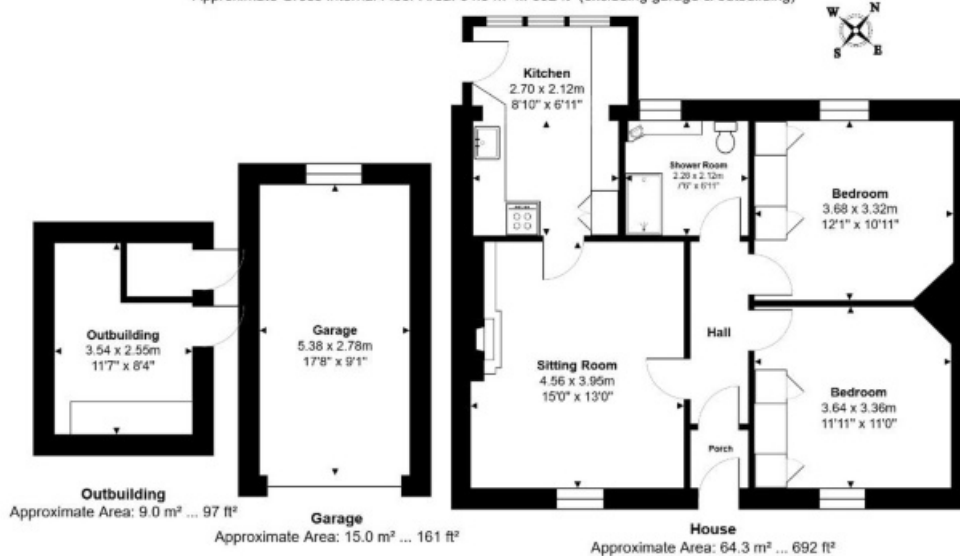
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Approximate Gross Internal Floor Area: 64.3 m<sup>2</sup> ... 692 ft<sup>2</sup> (excluding garage & outbuilding)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPHOTO

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.