

**Melrose**

Call 01896 822796



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 2 Manse Place, High Street, Earlston

TD4 6DE

**Offers Over £285,000**



2 Manse Place is a deceptively spacious townhouse, providing an extremely well proportioned family home with its accommodation arranged over three levels. It is situated in a highly convenient area of town, with most amenities on the doorstep including highly regarded primary and secondary schools which can be reached on foot. The layout is highly adaptable and flexible, with plenty of scope to work from home if required, with the spacious lounge and dining kitchen conveniently positioned on the first floor, whilst there are five bedrooms. It is presented throughout in very good order, ready to move into, and is perfect for those seeking an easily managed home which is ready to move into. Outside, there is an enclosed area of garden to the rear along with the added benefit of a garage and private parking.





# 2 Manse Place, High Street, Earlston

TD4 6DE

Offers Over £285,000

Ground Floor:  
Entrance Hall  
Family Room/Bedroom  
Office/Bedroom  
Shower Room  
Utility Room

First Floor  
Lounge  
Large Landing/Dining Area  
Dining Kitchen  
Master Bedroom with En-Suite

Second Floor  
Two Further Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Enclosed Garden  
Garage  
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 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

B

### Council Tax Band

D

### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement





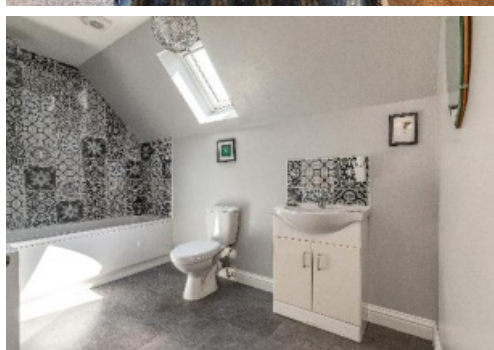
## Interested in this property? Call 01896 822796

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

### 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



## 2 Manse Place, High Street, Earlston, TD4 6DE

Approximate Gross Internal Area = 155.4 sq m / 1673 sq ft  
(Including Attic)

Single Garage = 11.4 sq m / 123 sq ft  
Total = 166.8 sq m / 1796 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1216169)

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.