

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Rodgers Place, Earlston

TD4 6EG

Guide Price £155,000



2 Rodgers Place is a deceptively spacious mid-terraced home, ideally located in a popular residential area of Earlston which is within easy walking distance of the town centre. Offering a flexible layout with well-proportioned rooms, the accommodation comprises: Entrance hall, lounge, kitchen, utility room, WC, two double bedrooms and a bathroom. The property benefits from gas central heating, double glazing and private areas of garden to the front and rear along with a useful outhouse. With plenty of potential to personalise, this is a fantastic opportunity to create a lovely home in a sought-after location and viewing is strongly recommended to fully appreciate.



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Hall
Lounge
Dining Kitchen
Utility Room
Downstairs WC
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Private Area of Garden to Rear
Garden to Front
Outhouse



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

B

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

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2 Rodgers Place, Haughhead Road, Earlston, TD4 6EG

Approximate Gross Internal Area
78.8 sq m / 848 sq ft

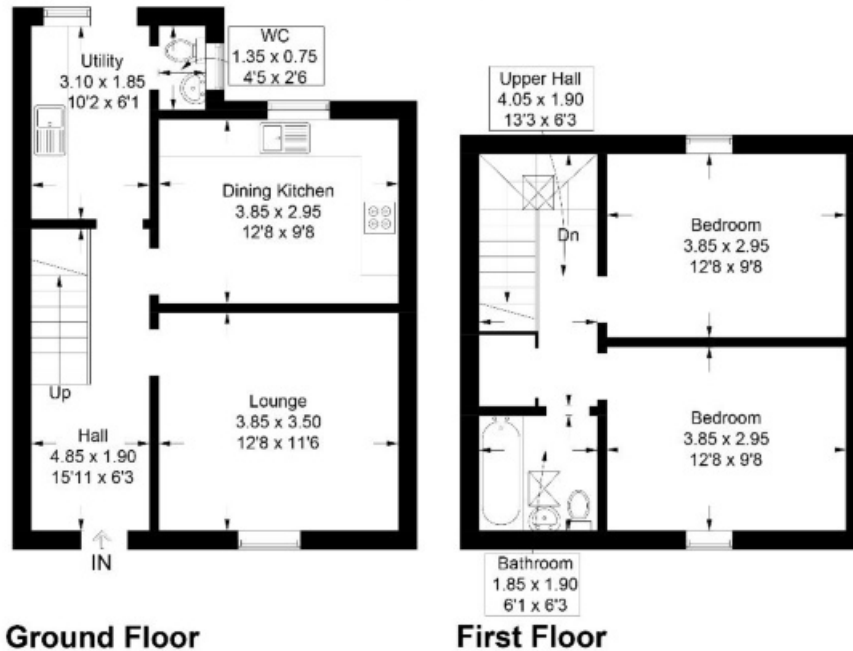


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1217521)

Full members of:



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