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10 Huntshaw Place, Earlston, TD4 6HX

Approximate Gross Internal Area = 94.7 sq m / 1019 sq ft

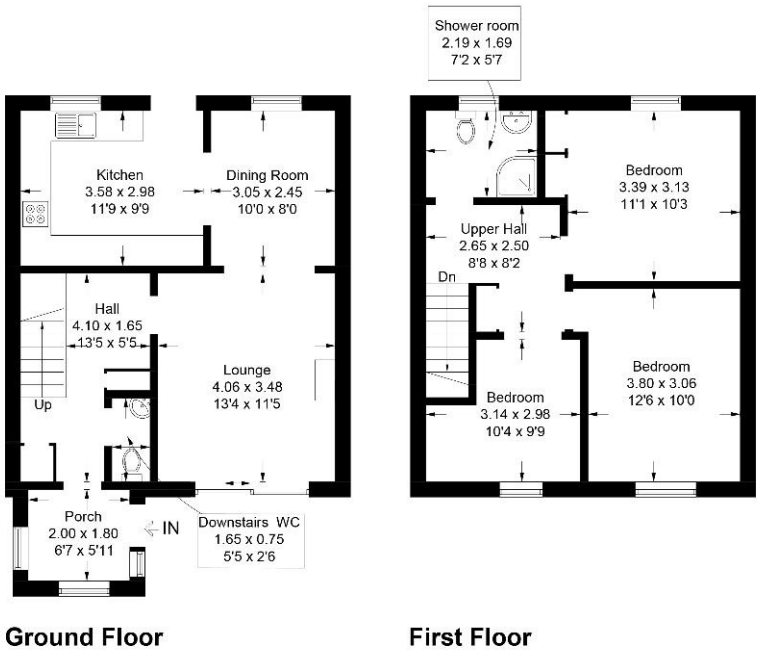


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1187901)

Melrose
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**10 Huntshaw Place,
Earlston**
TD4 6HX

Guide Price £160,000



Located within a peaceful residential cul-de-sac, this is a well- proportioned end-terraced property which is located within comfortable walking distance of all the excellent amenities on offer within Earlston. Presented in good order throughout, the property boasts many pleasing features and is an ideal family home in a great area. The accommodation comprises: front porch, hall, lounge, dining area, kitchen, downstairs WC, three bedrooms and shower room. Externally there is an easily maintained garden to the front, side and rear with a large shed and parking is available within the cul-de-sac. Early viewing recommended.

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.



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 recently 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 and electricity. Electric heating + multi-fuel stove, double glazing.

EPC

D

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



10 Huntshaw Place, Earlston

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Front Porch
Hall
Lounge
Dining Area
Kitchen
Downstairs WC
Three Bedrooms
Shower Room

Electric Heating + Multi-Fuel Stove
Double Glazing

Garden To Front, Side & Rear
Large Shed

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