



## 4 Georgefield Farm Cottage, Earlston

TD4 6BH

**Offers Over £200,000**



This charming terraced farm cottage is located on the outskirts of Earlston, tucked away enjoying a lovely peaceful setting yet still within comfortable reach of the town centre and all nearby amenities, including the nearby secondary and primary schools. With a versatile layout and scope for personalisation, it is perfectly suited to those seeking a property on which they can make their own mark. The cosy lounge boasts a wood burning stove, leading through to the well appointed kitchen and bathroom, whilst there is also a bedroom on the ground floor although this could be used for a variety of purposes. Upstairs there are two further good sized bedrooms. There are generous gardens with the latter enclosed perfect for safe play, potting beds, or just to enjoy the privacy and to the front there is a large detached garage and parking space - ideal for hobbyists, storage, or as a workshop.





# 4 Georgefield Farm Cottage, Earlston

TD4 6BH

**Offers Over £200,000**

Ground Floor  
Entrance Hall  
Lounge  
Kitchen  
Downstairs Bedroom/Office/Dining Room  
Bathroom

First Floor  
Two Further Bedrooms

Generous gardens to front & rear  
Detached garage/workshop  
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 recently 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 or country pursuits.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, and electricity. Double Glazing. Air source heat pump.

### EPC Rating

D

### Council Tax Band

C

### Viewings

By appointment with the Selling Agent.

### Entry

By mutual agreement





## Interested in this property?

Opening Hours:

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  
Tranent, Tel 01875 611211



### 4 Georgefield Farm Cottages, Earlston, TD4 6BH

Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft

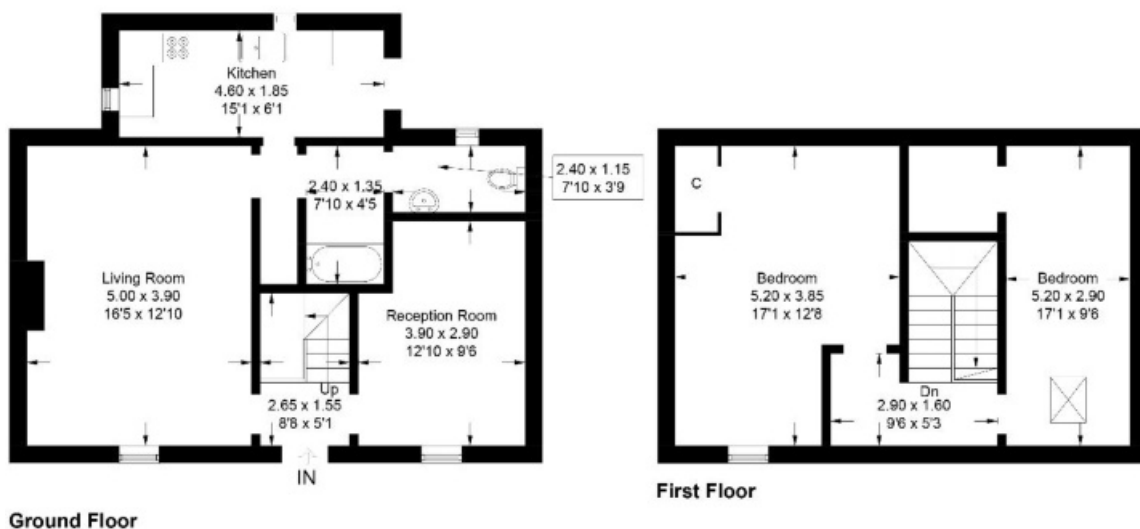


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID124001)

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.