

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Gun Road, Earlston

TD4 6EH

Offers Over £180,000



An attractive three bedroom semidetached house located in a sought after area of Earlston, conveniently close to the town centre and enjoying open views across the town and surrounding countryside. Presented in good order throughout, the home offers a comfortable, well proportioned layout ideal for family living. The living space boasts a large lounge / dining room with generous floor space and patio doors to the rear garden, flooding the room with natural light, with a door through accessing the modern kitchen with contemporary fittings and good storage and worktop space. Upstairs there are three double bedrooms, all good sizes and offering flexible sleeping and dressing arrangements whilst there is also a well appointed bathroom. Outside there are easily maintained gardens to the front and rear, offering low maintenance outdoor space and pleasant outlooks with the added benefit of a detached garage accessed from the rear, providing secure off street parking and additional storage.



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Ground Floor
Entrance Hall
Downstairs WC
Lounge/Dining Room
Kitchen

First Floor
Three Double Bedrooms
Bathroom

Easily maintained gardens
Garage



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. Oil fired central heating.

EPC Rating

D

Council Tax Band

C

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
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft

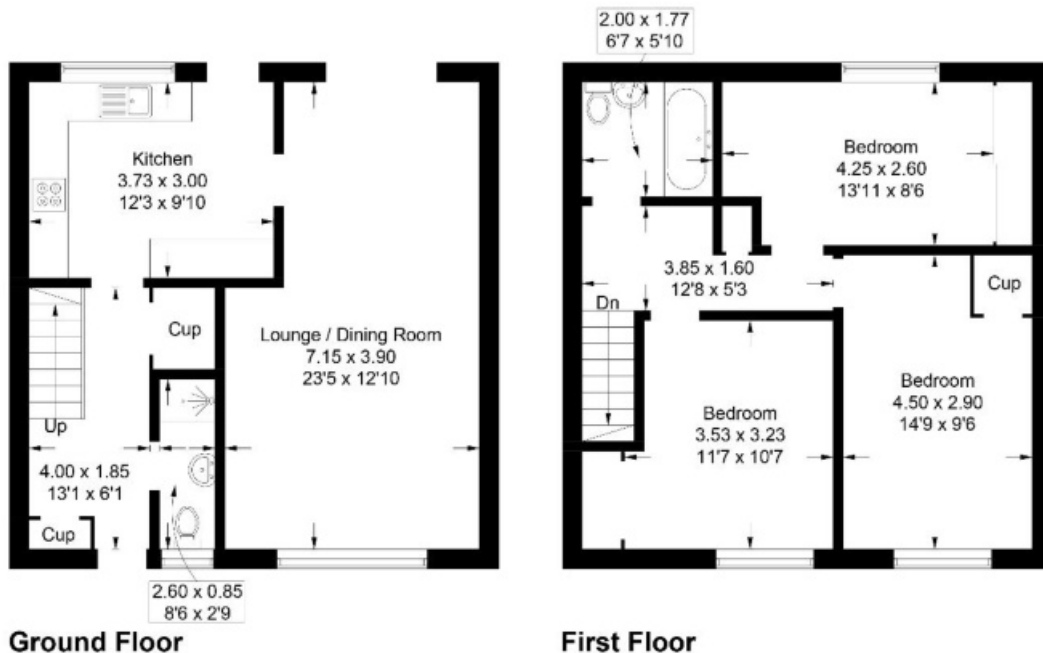


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1244673)

Full members of:



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