

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 60 Queens Way, Earlston

TD4 6EX

**Guide Price £185,000**



Set within a sought after part of Earlston, this three bedroom semidetached home offers a fantastic opportunity for anyone seeking modern, easily managed accommodation in a well-established neighbourhood. Recently refurbished throughout, the property features a brand new kitchen and a contemporary shower room, along with fresh décor that creates a bright and welcoming feel. Flooring has been left for the new owner to choose, allowing you to tailor the final look to your own taste. The layout is well proportioned and practical, making it an ideal family home, with comfortable living spaces and three good sized bedrooms. Outside, there are gardens to both the front and rear, offering space to enjoy the outdoors with minimal upkeep. Ready to move into yet full of potential to personalise, this is a lovely home in a popular location.



# 60 Queens Way, Earlston

TD4 6EX

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Ground Floor:  
Entrance Hall  
Lounge/Dining Room  
Kitchen  
Utility

First Floor:  
Three Bedrooms  
Shower Room

Easily kept gardens to front & rear



### Location

Earlston is a popular residential town in the central Scottish Borders and benefits from its location on the main A68 Edinburgh - Newcastle road. The town is also within easy reach of many of the main Borders towns with recreational facilities such as a cinema, swimming pools, golf courses and the like all nearby. Earlston benefits from good local shopping, a health centre, and excellent schools for both primary and secondary levels. The town also boasts many and varied social recreational clubs and activities.

### Fixtures & Fittings

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

### Services

Mains drainage, water, and electricity. Air source heat pump. Double glazing. The property is fitted with photovoltaic panels supplying electricity back to the National Grid.

### EPC Rating

C

### Council Tax Band

B

### Viewings

By appointment with the Selling Agent



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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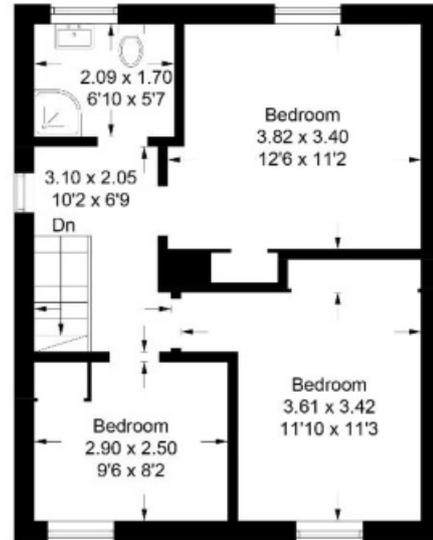


**60 Queens Way, Earlston, TD4 6EX**

Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (I1278909)

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.