

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 4 Gun Terrace, Earlston

TD4 6EJ

**Offers Over £135,000**



A well presented three bedroom terraced home set within a quiet culdesac in one of Earlston's most popular residential areas, offering generous proportions throughout and excellent potential to update to one's own taste. This appealing property provides well balanced, easily managed accommodation ideal for a young family, firsttime buyers, or anyone seeking a comfortable home within walking distance of Earlston's town centre. Inside, the rooms are notably spacious, with a practical layout that lends itself well to modern living and future personalisation. Outside, there are gardens to both the front and rear, offering scope for landscaping, play space, or outdoor seating. Ample on street parking is available within the culdesac, adding to the convenience of the location.



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**Offers Over £135,000**

Ground Floor:  
Entrance Hall  
Lounge/Dining Room with patio doors to the garden  
Kitchen  
Downstairs WC

First Floor:  
Three Bedrooms  
Bathroom

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. Oil fired central heating. Double glazing. The property is fitted with solar panels.

### EPC Rating

D

### 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  
Fax: 01896 823465  
Email: melrose@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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**4 Gun Terrace, Earlston, TD4 6EJ**

Approximate Gross Internal Area = 98.66 sq m / 1062 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278869)

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.