

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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70 Queens Way,
Earlston, TD4 6EX

Guide Price £120,000



Set within a well-established and sought after residential area of Earlston, this two bedroom semi-detached property presents an excellent opportunity for those seeking a starter family home with room to grow. Just a short distance from the town centre, it offers convenient access to local amenities as well as both primary and secondary schooling, making it a practical choice for everyday living. Inside, the property would benefit from modernisation, giving buyers the chance to update and personalise the space to their own taste. The layout is straightforward and functional, providing a solid foundation for future improvements. Externally, the home enjoys generous gardens to both the front and rear - ideal for families, keen gardeners, or anyone looking for outdoor space with potential. A great option for buyers looking to put their own stamp on a property in a friendly and well connected Borders town.



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Ground Floor:
Entrance Hall
Lounge/Dining Room
Kitchen
Enclosed vannel with storage

First Floor:
Two Double Bedrooms
Shower Room

Generous 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. Electric storage heating. Double glazing.

EPC Rating

F

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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Approximate Gross Internal Area = 80 sq m / 861 sq ft

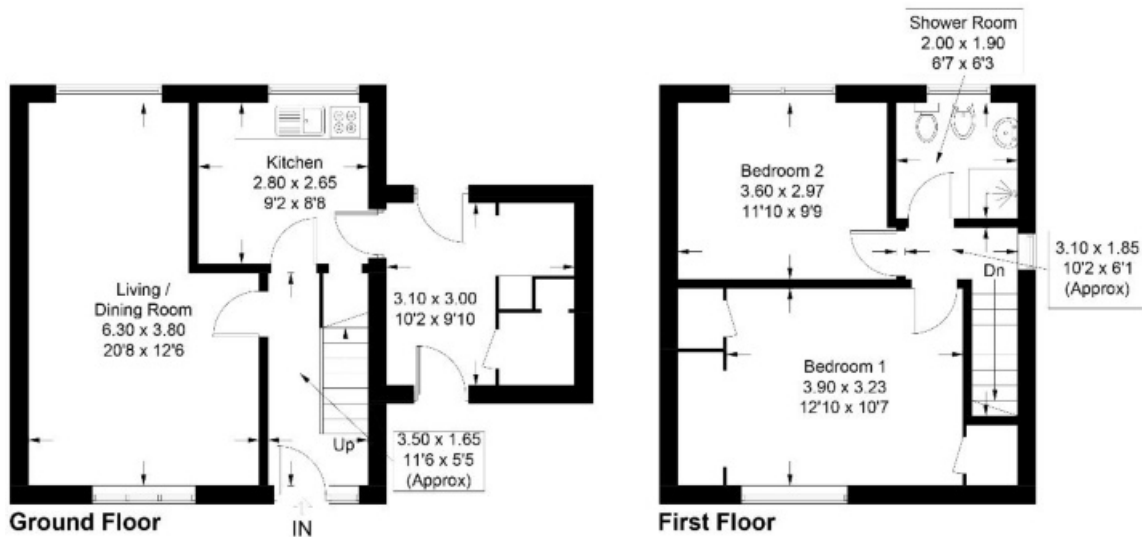


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285492)

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.