

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Hope Knowe, Earlston

TD4 6HA

Guide Price £165,000



Set within a peaceful and rarely available residential street, 5 Hope Knowe presents an excellent opportunity to create a fantastic family home in the heart of the popular Borders town of Earlston. This three-bedroom end-terraced property offers spacious accommodation including a bright sun porch, welcoming hallway, lounge, kitchen, dining room, three bedrooms and a shower room, with the added benefits of a private garage, driveway, greenhouse and shed, together with gardens to the front and rear. While the property would benefit from modernisation, it offers superb potential for buyers looking to put their own stamp on a home in a sought-after location, ideally positioned for easy access to both Earlston Primary School and Earlston High School. Earlston itself is a thriving Borders community with a good range of local shops, cafés, sporting facilities and everyday amenities, while excellent transport links via the A68 provide convenient commuting north and south making it an appealing choice for both families and commuters alike.



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Sun Porch
Hall
Lounge
Kitchen
Dining Room
Three Bedroom
Shower Room

Electric Heating
Double Glazing

Garden to Front & Rear
Greenhouse
Shed
Garage
Drive



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 currently one of the highest 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 and country pursuits.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Electric heating, double glazing.

EPC

G

Council Tax Band

B

Viewing

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

Opening Hours:
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5 Hope Knowe, Earlston

Approximate Gross Internal Area = 90.1 sq m / 970 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296360)

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.