

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Shieling Nether Huntlywood Earlston

TD4 6BB

Offers Over £430,000



Situated in the peaceful rural hamlet of Nether Huntlywood near the popular Borders town of Earlston, The Shieling is an impressive detached four-bedroom bungalow offering exceptionally spacious and versatile accommodation, all conveniently arranged on one level and presented in very good order throughout. Perfectly suited to a wide range of purchasers, the property boasts a welcoming hall, additional hall with office space, generous lounge, large dining kitchen, utility room, master suite with dressing area and en-suite shower room, a second double bedroom with dressing room, two further double bedrooms and a modern shower room. Externally, the large garden enjoys fantastic open countryside views and includes a shed, wood shed, wood pellet shed and ample private parking. Further benefits include biomass heating, double glazing and solar panels, combining comfort with energy efficiency. The area is renowned for its scenic Borders countryside while still offering excellent transport links via the nearby A68, providing straightforward access to Edinburgh, the central Borders and the north of England, with Tweedbank railway station also within easy reach for access to Edinburgh.



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Hall
Additional Hall with Office Space
Lounge
Dining Kitchen
Utility Room
Master Bedroom with Dressing Area & En-Suite
Double Bedroom with Dressing Room
Two Further Double Bedrooms
Shower Room

Bio Mass Heating
Double Glazing
Solar Panels

Large Garden
Shed
Wood Shed
Wood Pellet Shed
Drive



Location

Nether Huntlywood is a charming rural hamlet that offers a tranquil way of life surrounded by rolling hills, woodland and farmland. The area is ideal for those seeking the perfect balance of countryside living and accessibility. Rich in Borders heritage and steeped in local history, Nether Huntlywood enjoys a timeless character shaped by the region's farming traditions and scenic landscapes. The surrounding countryside provides excellent opportunities for walking, cycling and outdoor pursuits, with quiet country roads, riverside paths and nearby hill trails offering spectacular views throughout the seasons. Despite its peaceful setting, the area remains well connected to nearby towns and amenities, making Nether Huntlywood an appealing place to enjoy a relaxed rural lifestyle in one of Scotland's most picturesque regions.

Fixtures & Fittings

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

Services

Mains water and electricity. Private drainage to a cess pit on neighbours farm which costs £45 per annum for cleaning. Bio mass heating, double glazing. Solar panels which have an income of approximately £800 per annum.

EPC

D

Council Tax Band

E

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:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Tranent,	Tel 01875 611211



The Shieling, Nether Huntlywood, Earlston

Approximate Gross Internal Area = 189.1 sq m / 2035 sq ft

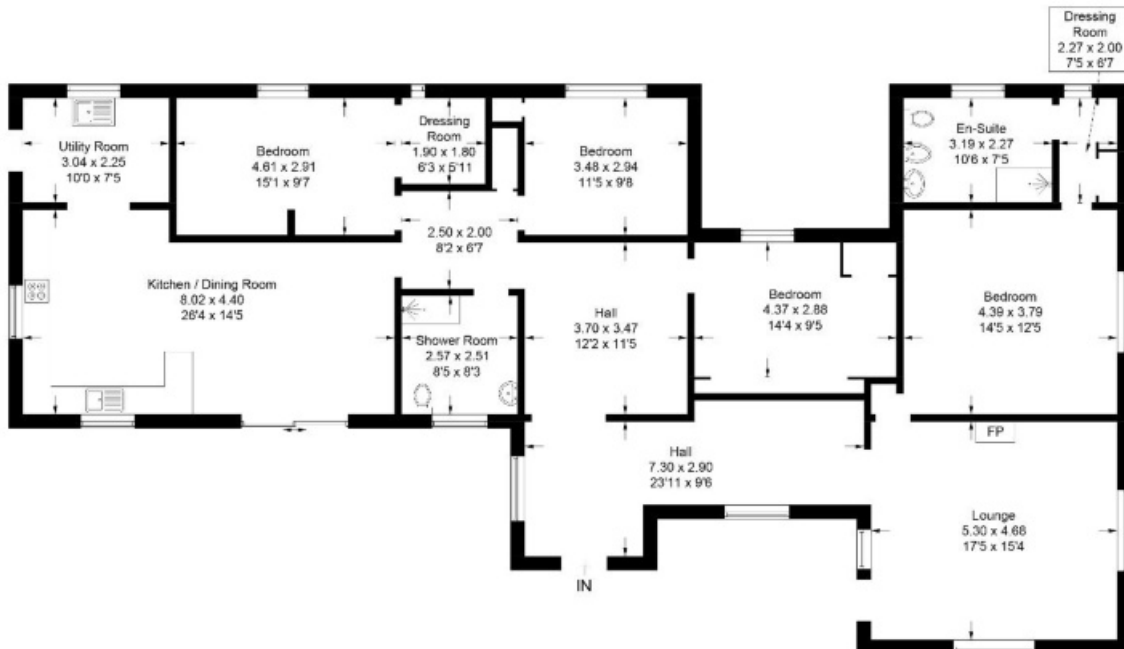


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301784)

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