

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Haughhead Road, Earlston

TD4 6EF

Guide Price £245,000



Situated in the sought-after Borders town of Earlston, 2 Haughhead Road is a beautifully presented semi-detached property offering spacious and flexible accommodation, ideal for a range of buyers. Enjoying areas of garden to the front and rear, the property also benefits from a private driveway and garage. Internally, the home is presented in good order throughout and has been enhanced by a newly fitted kitchen, en-suite shower room and heating system. The well-proportioned accommodation comprises: Hall, lounge/dining room, kitchen, utility room and double bedroom on the ground floor, with a master bedroom with en-suite, further double bedroom and family bathroom on the first floor. Earlston is a popular and well-connected Borders town offering an excellent range of local amenities including shops, cafés, schooling and leisure facilities, while the surrounding countryside provides superb scenic walks and outdoor pursuits. The perfect home for those seeking a rural lifestyle with excellent access to nearby towns and major transport routes. Early viewing essential.



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GROUND FLOOR:

Hall
Lounge/Dining Room
Kitchen
Utility Room
Double Bedroom

FIRST FLOOR:

Master Bedroom with En-Suite Shower Room
Further Double Bedroom
Bathroom

Gas Central Heating
Double Glazing

Garden Front & Rear
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 recently 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. Gas central heating, double glazing.

EPC

C

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
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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2 Haughhead Road, Earliston

Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft

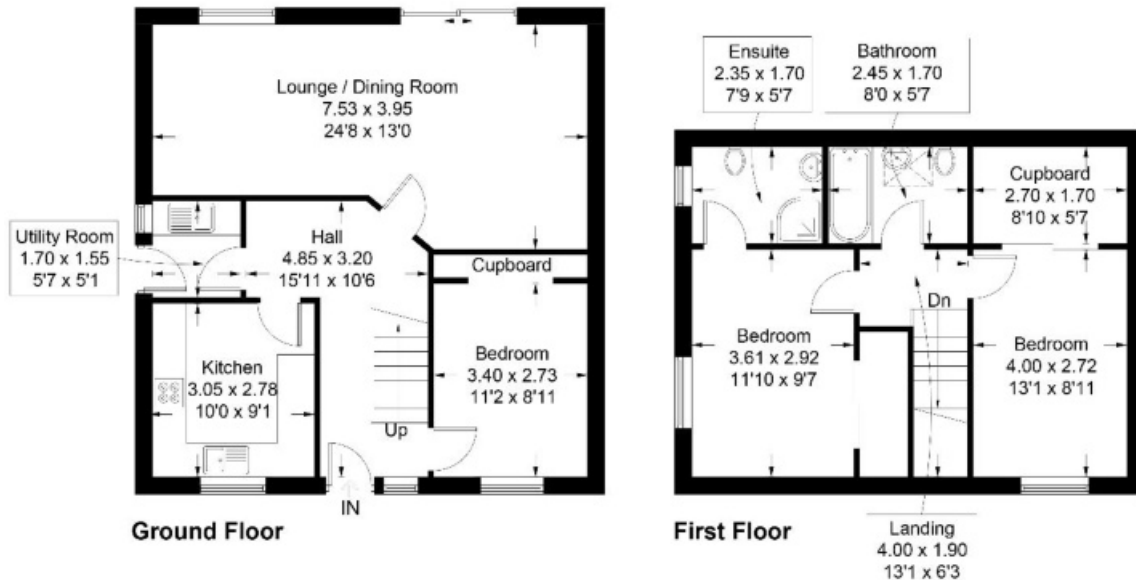


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304552)

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.