



**61 Queens Way, Earlston, TD4 6EU**

*‘A bright semi-detached house with period features in a quiet residential area’*

#### **ACCOMMODATION**

Ground Floor: Entrance Hall, Living Room, Kitchen, Sunroom, Stores

First Floor: Bedrooms 1 and 2, Bathroom

**Guide Price £120,000**



## WELCOME TO

### OVERVIEW

This bright 2 bedroomed semi-detached property is located in an elevated quiet residential area of Earlston. The house internally retains many original features and would benefit from redecoration and some modernisation.

The property has a garden to the front as well as to the back. The front garden is stepped and is planted with shrubs. The rear garden is enclosed by hedges and slopes away from the house and gives the purchaser an opportunity to make it their own.

The size and location of this dwelling lends itself to a range of owners including first time buyers, families and those looking to develop a garden.

### THE TOUR

61 Queens Way has stepped access, partially shared, down from street level. The entrance hallway gives direct access to the living room, the kitchen and the stairs to the first floor. A second service entrance accesses the stores, the kitchen and the sunroom.

The house is relatively unmodernised and has some period features. The living room has a dual aspect and has an open fireplace with a tiled surround and a serving hatch connecting the kitchen and the living room. The kitchen has retained some period 1970's wall units and a coordinating set of drawers. The stores, which may have originally been intended for refuse and sold fuel storage, now provide useful garden or other storage. The sunroom has been added to the property and provides access to the garden.

Bedrooms one and two are located upstairs together with the bathroom. Bedroom one is generous in size and has a walk in store. Both bedrooms have built in wardrobes. The bathroom would benefit from modernisation.

This home has an open solid fuel fire. The property is heated by electric storage heaters. All opening windows are side hung.





## 61 QUEENS WAY

### OUTSIDE

61 Queens Way is set below street level and is accessed by a shared then private external steps. The front garden is terraced and planted with mature shrubs creating an attractive outlook while providing the property with privacy.

The rear garden is sloped and has stepped access from the sunroom. It is enclosed by beech hedging and mature shrubs and has been partially covered with a plant barrier membrane. The rear garden enjoys a favourable southerly aspect and offers a blank canvas for purchasers to landscape and personalise to their own tastes.

On-street parking is available outside the property, off street parking is available close by.

### THE AREA

This property is located in a quiet residential area of Earlston in a partially elevated position looking over the town to the south. It is within easy walking distance of the town's main services and facilities including Earlston Primary School and Earlston High School. It is also close to the Black Hill and the Leader Water, both popular places to walk.

Earlston is well connected to Edinburgh, Newcastle and Berwick Upon Tweed. The A68 connects Edinburgh, in the north, with Jedburgh/Newcastle, in the south. Earlston is approximately 7 miles from Tweedbank Train Station and approximately 31 miles to Berwick Upon Tweed Train Station.

An ideal location for sustainable travel, Earlston benefits from bus routes to Edinburgh (51), Galashiels Transport Interchange, Tweedbank Train Station, and Berwick-upon-Tweed (60).





## 61 QUEENS WAY

### what3words

///opposite.typically.tadpoles

**COUNCIL TAX** - Band B

**EPC RATING** – F

### SERVICES

This property it is served by mains water, drainage and electric services.

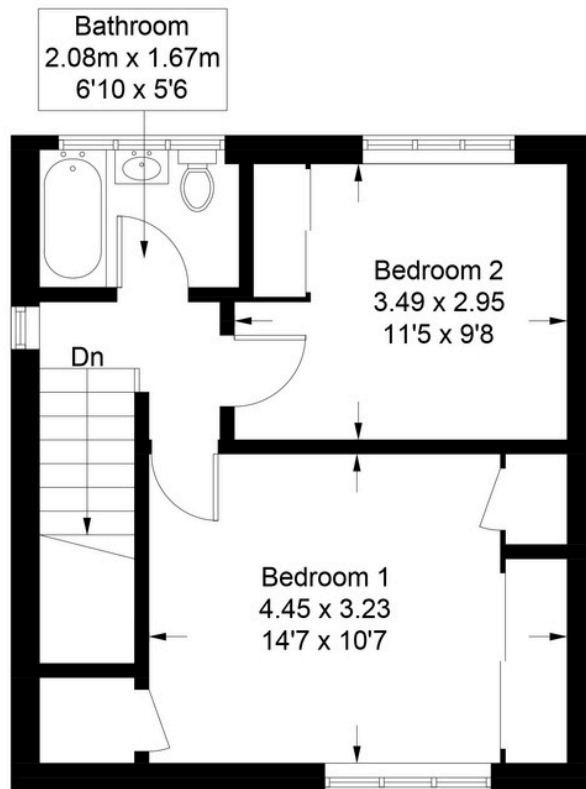


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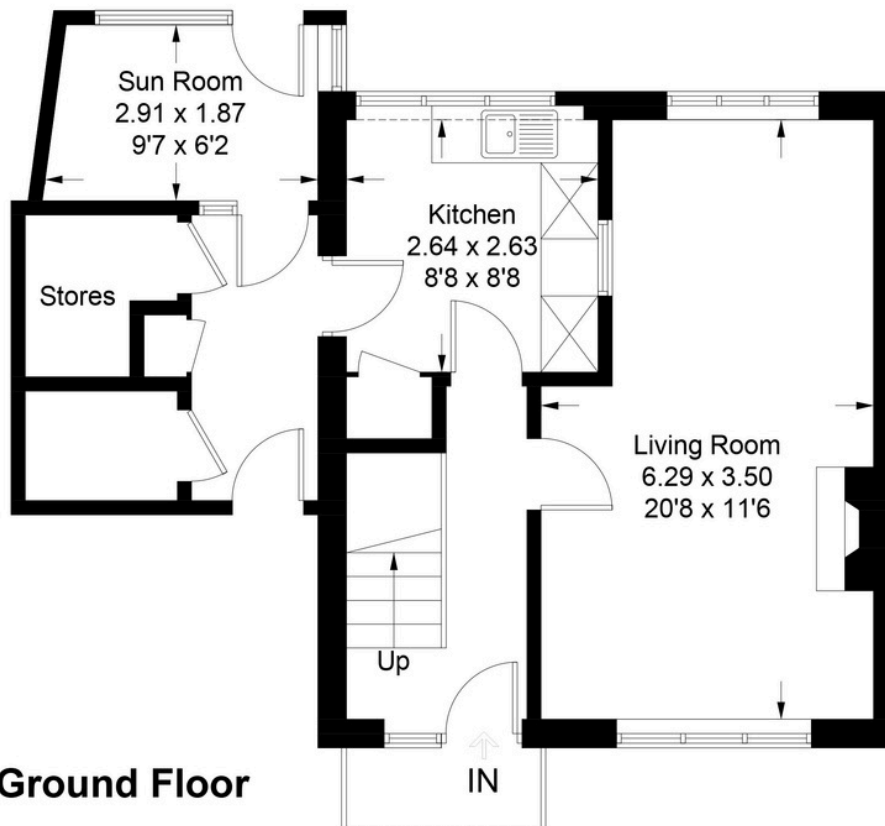
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Approx. Gross Internal Area = 87.1 sq m / 937 sq ft

## 61 QUEENS WAY



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304493)

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the property have not been checked by the selling agents.