

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Myrtle Cottage, High Street, Earlston

TD4 6HG

**Guide Price £140,000**



Myrtle Cottage is a delightful mid-terraced traditional cottage, benefiting from a sympathetic rear extension that creates comfortable and well-planned accommodation over two floors. The property comprises an entrance hall, lounge, modern fitted kitchen with door leading to the garden, single bedroom and shower room on the ground floor, with a generous double bedroom and en-suite bathroom featuring a freestanding roll-top bath on the first floor. The enclosed rear garden enjoys a sunny, sheltered aspect, creating an ideal space for relaxing or entertaining outdoors. Situated on Earlston High Street, the property is within easy walking distance of a wide range of local amenities including shops, cafés, pubs, a small supermarket, health centre and the highly regarded Earlston High School. The town also offers excellent road links to Galashiels, Melrose and the wider Borders, with the Borders Railway at Tweedbank providing convenient access to Edinburgh. Viewing highly recommended.



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## GROUND FLOOR:

Hall  
Lounge  
Kitchen  
Single Bedroom  
Shower Room

## FIRST FLOOR:

Double Bedroom  
En-Suite Bathroom

Gas Central Heating  
Double Glazing

Garden to Rear  
Shed



### 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, electricity and gas. Gas central heating, double glazing.

### EPC

D

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

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|             |                       |
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| Annan,      | Tel 01461 202 866/867 |
| Tranent,    | Tel 01875 611211      |



### Myrtle Cottage, High Street, Earlstoun

Approximate Gross Internal Area = 63.0 sq m / 678 sq ft

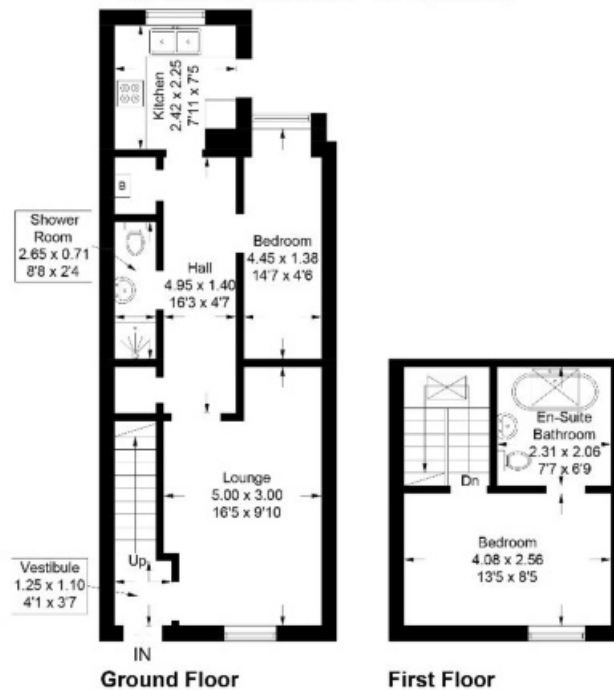


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co © (ID1328555)

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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.