

Leader Cottage

Melrose
Road

Earlston
Scottish Borders
TD4 6DL

Spacious detached three bedroom house

In a popular Borders town with great commuter links



Scan Here!



3 BED



2 BATH



OFF STREET

ENERGY

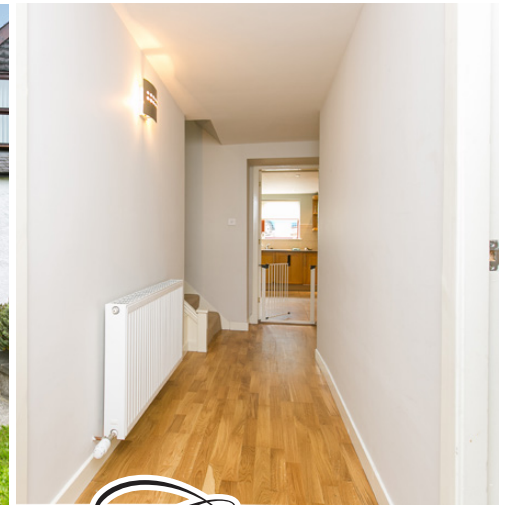
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EPC RATING



THE 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. The Borders Railway line is set to be up and running by summer 2015 with a half hourly service at peak times over seven days of the week. The rail line will run from Tweedbank (roughly 15 minutes' drive from Earlston) in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour. 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 within the Scottish Borders.



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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/or country pursuits. The town is centred around a pretty village green and has great views of the surrounding country side, including the Eildon Hills.



"...Lounge with dining area to the rear and French doors providing access to the garden..."



The Interior

We are delighted to bring to the market this particularly attractive detached house. The property has been decorated to a high standard and has been well maintained by its current owners. Viewings for this property are highly recommended! The accommodation briefly comprises entrance hall, lounge with dining area to the rear and French doors providing access to the garden. Fully fitted kitchen with integrated kitchen appliances and a useful utility room, a large 4 piece fully tiled bathroom and a third bedroom/second family room, completes the ground floor. Upstairs the property benefits from a large landing space which could be utilised as

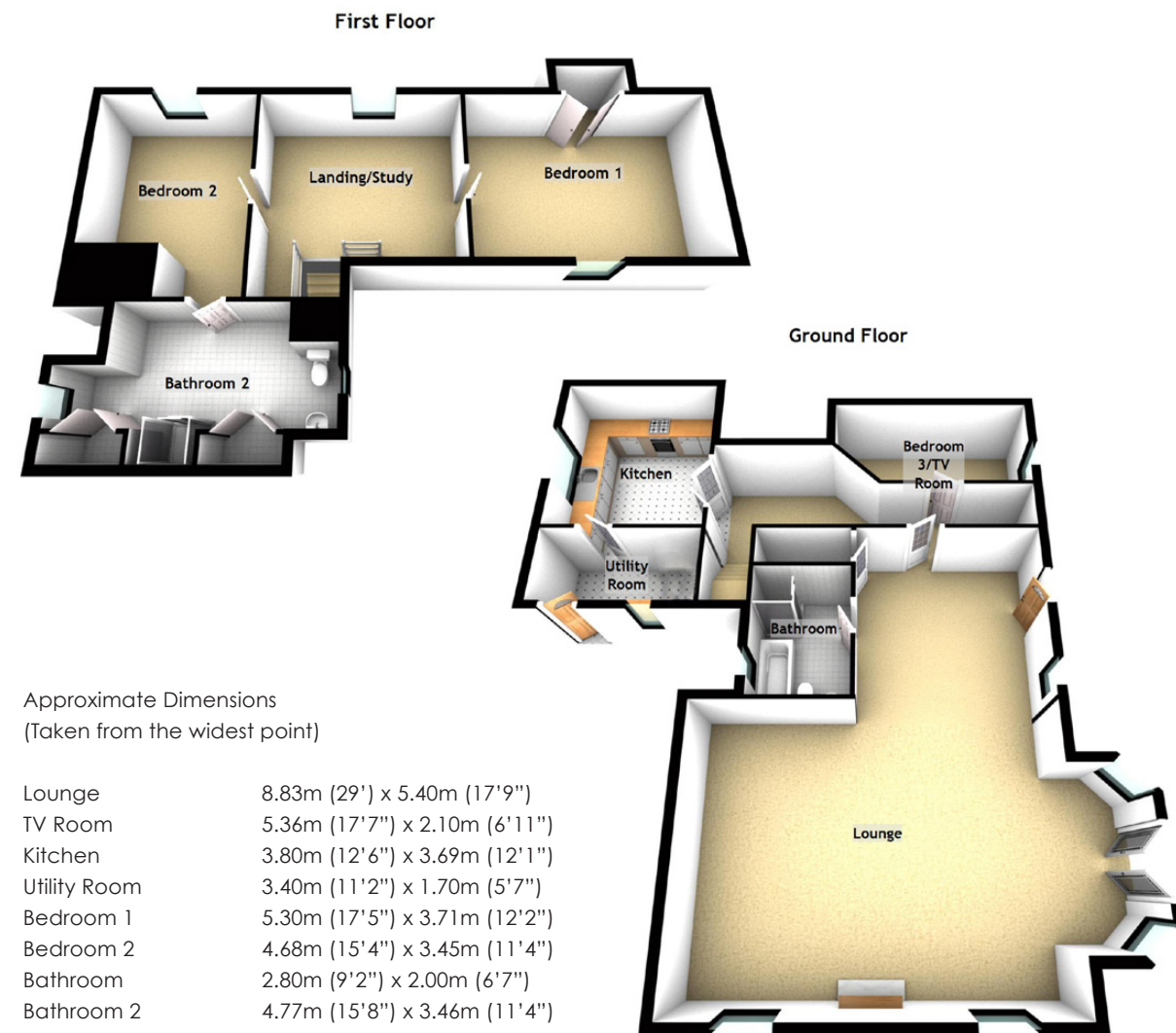
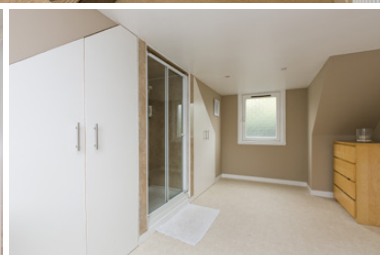
a study area, two further double bedrooms one of which has a 3 piece shower en-suite with plenty of storage units.

Externally there is a large fully enclosed garden, it is mainly laid with lawn and has a well maintained pond to the rear. More than adequate off street parking is offered to the side of the property.

The property further benefits from gas central heating and double glazed window units throughout to ensure a cosy yet cost effective living environment.

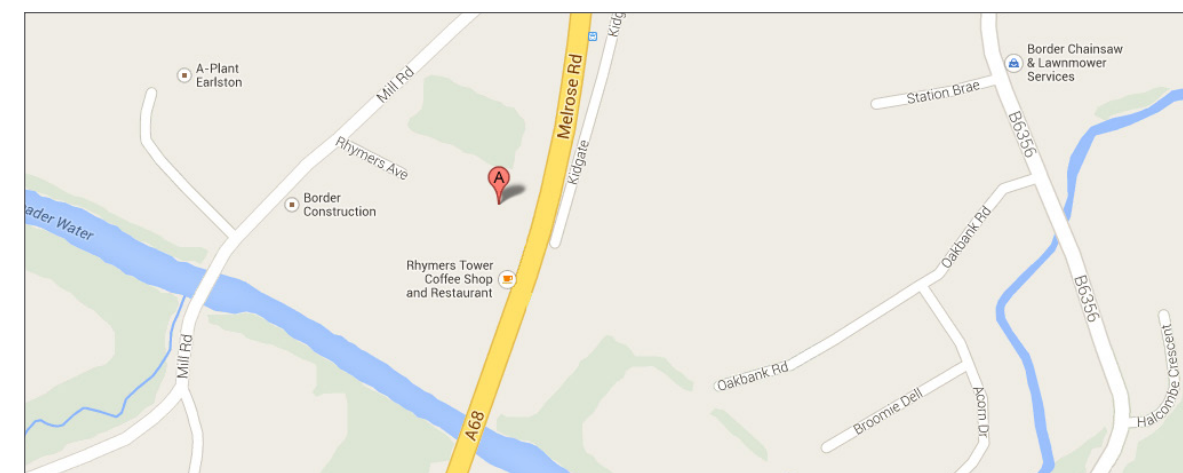


Bedrooms & Bathrooms



Extras
(Included in the sale)

Floor coverings, light fittings, blinds.





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Text and description
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