





McEwan Fraser Legal

Solicitors & Estate Agents

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Headroume

HIGH STREET, EARLSTON, BORDERS, TD4 6BU

HEADROUME, EARLSTON

Spacious family accommodation with superb living space with a wonderful South facing back garden

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 fourty five minutes. 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.

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.







Images featured, Earlston Town Centre, Earlston Church, Earltson High School and Playing Fields.







CONSERVATORY & DINING ROOM

“...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...”







KITCHEN & LOUNGE













We are delighted to bring this wonderful detached villa, offering spacious family accommodation with superb living space and private South facing back garden. Centrally located in Earlston, the property is entered from the front door which is found on the High Street.

Internally the home briefly comprises of an entrance vestibule, spacious hallway with ample storage, a hallway, lounge/diner, large utility room, dining room and large family lounge.

Featuring a gas effect fireplace, the kitchen includes, an impressive range oven and hob, fridge freezer, dish washer and an island.

Further to the kitchen and dining room, there is a large and light family conservatory that leads to the rear garden patio area.

On the first floor are two generous sized bedrooms and a large four piece family bathroom with separate bath, shower cubicle, WC and sink.

There is also a study room that could be utilised as a guest room or crèche. On the upper level there are two further bedrooms into the eaves of the roof, however there is ample headspace storage and light with the South facing windows. The property also boasts double glazing throughout, a gas combi boiler and ample on-street parking.





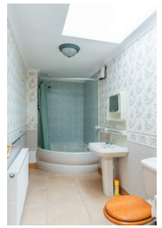


BEDROOMS, BATHROOM, SHOWER ROOM, DRESSING ROOM









PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 4.08m (13'5")
Kitchen	6.19m (20'4") x 4.09m (13'5")
Utility	3.29m (10'10") x 2.76m (9'1")
Dining Room	5.20m (17'1") x 4.80m (15'9")
Conservatory	9.74m (31') x 5.01m (16')
Bedroom 1	4.38m (14'4") x 3.00m (9'10")
Bedroom 2	5.17m (17') x 4.14m (13'7")
Bedroom 3	4.99m (16'4") x 4.19m (13'9")
Bedroom 4	4.28m (14'1") x 4.14m (13'7")
Bathroom	3.83m (12'7") x 1.56m (5'1")
Dressing Room	2.18m (7'2") x 1.80m (5'11")
Shower Room	2.22m (7'3") x 1.98m (6'6")

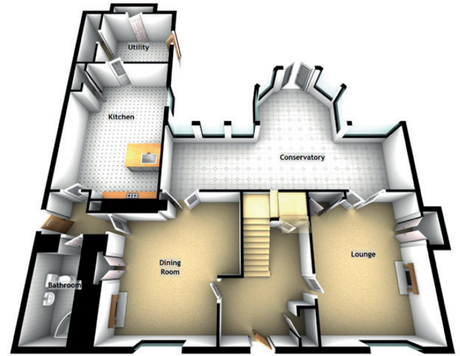
Gross internal floor area (m^2) - 190m^2

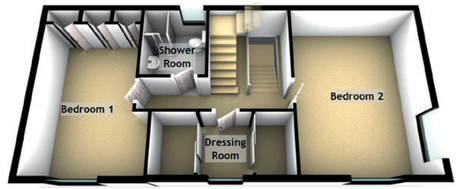
EPC Rating - D

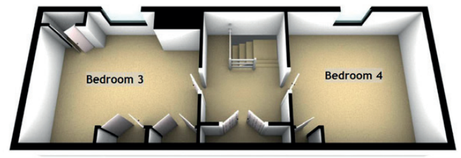
Extras
(Included in the sale)

Floor coverings, light fittings and blinds, fitted kitchen appliances. Other items by separate negotiation.















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Part Exchange Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
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