





McEwan Fraser Legal

Solicitors & Estate Agents

01896 800 440

72 Queens Way

EARLSTON, BORDERS, TD4 6EX

72 Queens Way
Earlston

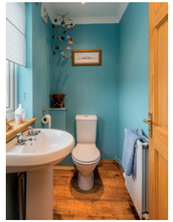
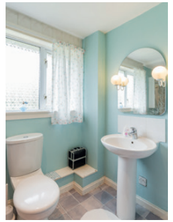
Earlston is a small town in the central Scottish Borders which enjoys a very active community life and benefits from its location on the main A68 Edinburgh/Newcastle road making it ideal for the commuter seeking an improved quality of lifestyle as central Edinburgh can be reached in approximately fourty 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.

A Fantastic three bedroom semi-detached house on a large corner plot, with generous sized garden and ample off-street parking. The property comprises of a hallway with storage, downstairs WC, open plan kitchen/diner and lounge, with double sliding door to the private rear garden, family lounge with front and rear aspect with electric feature fireplace.

Upstairs is the four-piece family bathroom, large master bedroom with his and her wardrobes, en-suite white shower room with power shower. There are also a further two bedrooms, one with sliding wardobe.

The property also benfits from double glazing throughout and also an air source heat pump for eco friendly living. Renewable Heat Incentive can be applied for through Ofgem.

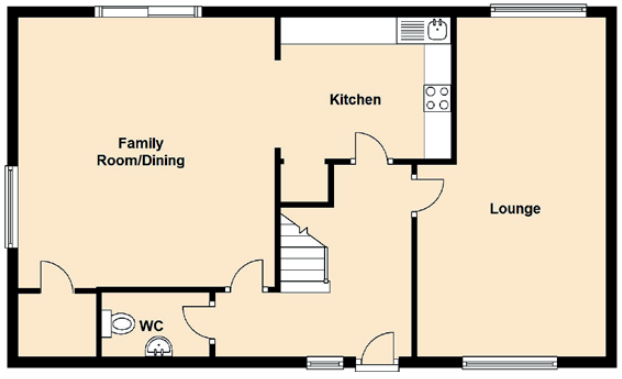


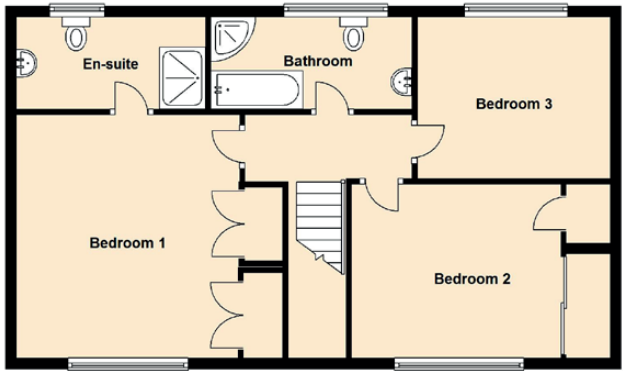












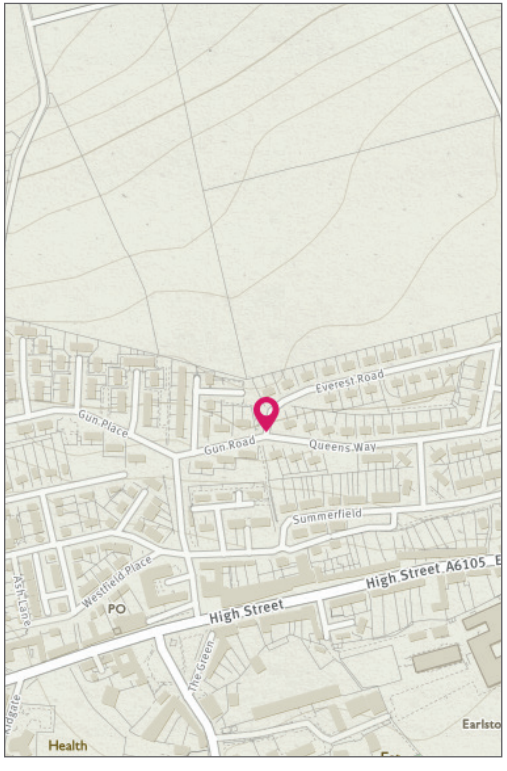


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

Approximate Dimensions
(Taken from the widest point)

Lounge	6.29m (20'8") x 3.50m (11'6")	Gross internal floor area (m²) - 131m²
Family Room/Dining	5.00m (16'5") x 4.76m (15'7")	
Kitchen	3.17m (10'5") x 2.63m (8'8")	EPC Rating - D
Bedroom 1	4.43m (14'6") x 4.07m (13'4")	
Bedroom 2	3.81m (12'6") x 3.30m (10'10")	Extras
Bedroom 3	3.52m (11'7") x 2.95m (9'8")	(Included in the sale)
Bathroom	3.67m (12') x 1.68m (5'6")	
En-suite	3.45m (11'4") x 1.68m (5'6")	Floor coverings, carpets and blinds. Stand alone electric hob/
WC	2.00m (6'7") x 1.10m (3'7")	oven is included in the kitchen. Both garden sheds.

McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

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
THE SUNDAY TIMES
THE TIMES



Text and description
DEREK WEBSTER
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer