



Spacious three bedroom detached bungalow with double garage

With great commuter links in a picturesque Borders town

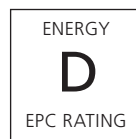
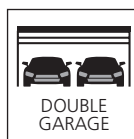


28 Leaderdale Crescent

Earlston, Borders, TD4 6BJ



Scan Here!



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 to Newcastle road, making it ideal for the commuter seeking an improved quality of lifestyle as central Edinburgh can be reached in approximately 45 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.



EARLSTON | BORDERS | TD4 6BJ



We are delighted to bring to the market a charming detached three bedroomed bungalow, with internal double garage located in a popular residential area. The property boasts stunning views of the Borders countryside from the living room, dining room and kitchen. The rear garden boasts the same views while offering a fantastic sun trap.

The property comprises of an entrance hall with two large storage cupboards, a family bathroom with three piece bathroom suite a heated towel and a separate walk in shower, three double bedrooms all benefitting from built in wardrobes, a large lounge with feature fireplace, a fully fitted kitchen/dining room, large utility room/study, and an integral double garage with up and over door. There is a connecting door between the utility room/study and the garage, and a door off the stairs from the kitchen to utility room/study leads to the patio area at the rear of the property.

Surrounding the property are wonderful gardens to the front, sides and rear. In front of the double garage the drive can comfortably accommodate two cars, with additional on-street parking available immediately outside the property.

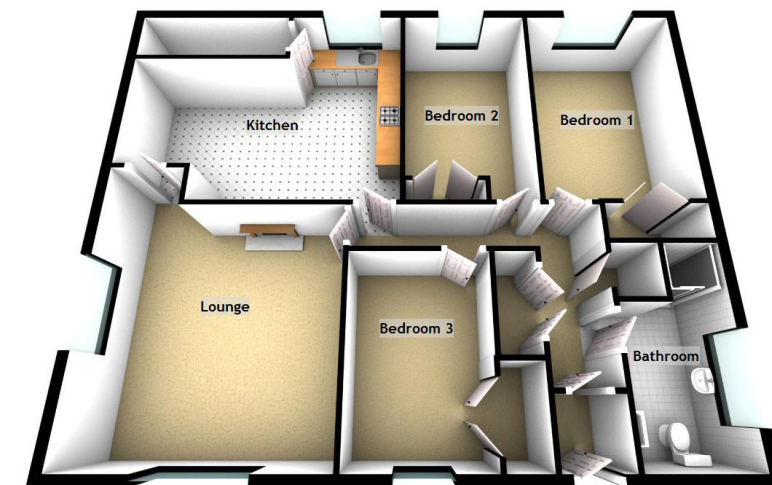
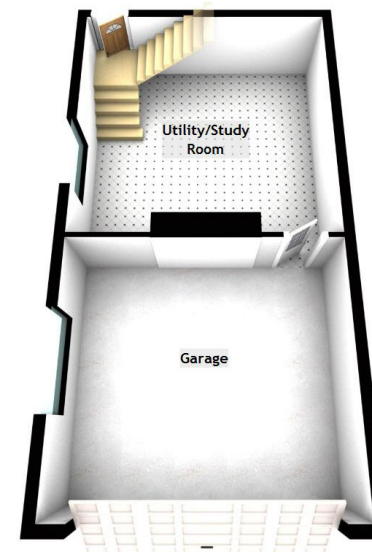
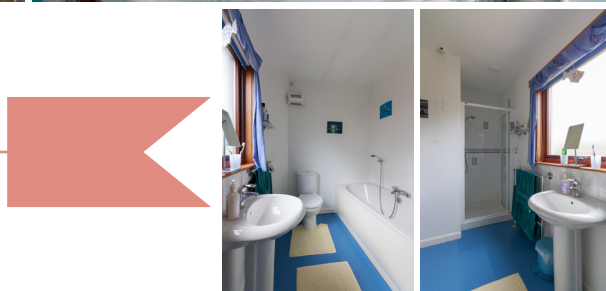
The property benefits from gas central heating and double glazing throughout and an open fire in the living room ensure a cosy yet cost effective living environment.

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Bedrooms
&
Bathroom



Approximate Dimensions (Taken from the widest point)

Kitchen	5.70m (18'8") x 4.30m (14'1")
Lounge	4.90m (16'1") x 4.80m (15'9")
Utility/Study R.	5.00m (16'5") x 4.98m (16'4")
Bedroom 1	3.93m (12'11") x 3.01m (9'11")
Bedroom 2	3.23m (10'7") x 2.52m (8'3")
Bedroom 3	3.51m (11'6") x 2.40m (7'11")
Bathroom	3.80m (12'6") x 1.99m (6'6")

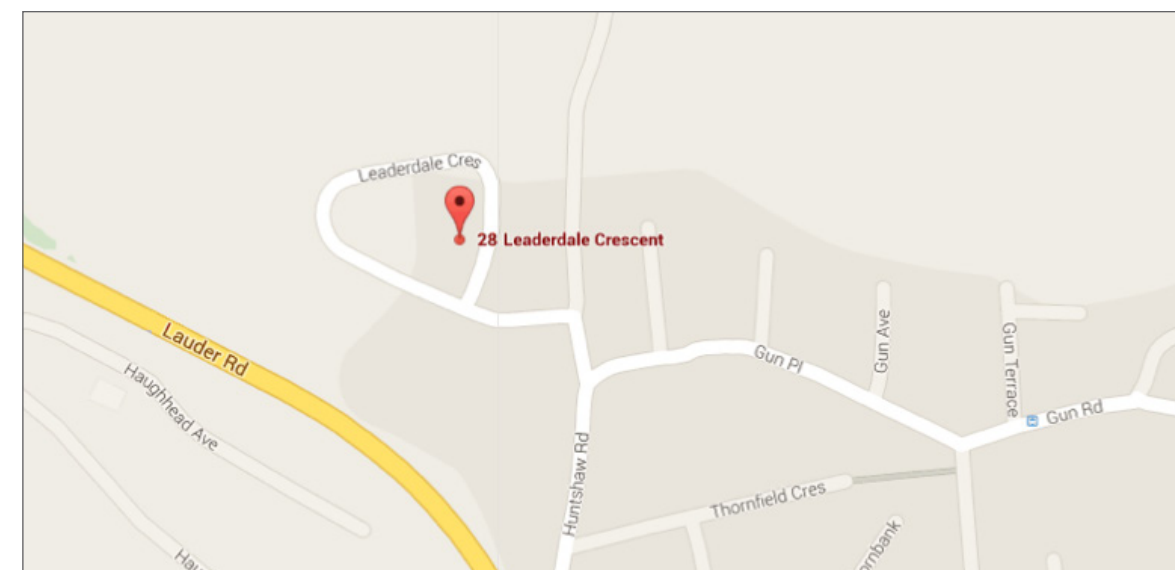
Extras (Included in the sale)

Washing machine, large upright freezer, dishwasher and fridge. Floor coverings, light fittings and blinds.

Gross internal floor area (m²)

Approximately 123 square metres.

Specifications





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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.

Disclaimer - 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 schedule 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.



Text and description
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