

22 Queens Way



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Earlston, TD4 6EY



2 bed



1 public



1 bath



Ideally Placed For Nearby Amenities, Schooling And Open Countryside, 22 Queens Way Is Perfect For First Time Buyers Seeking A Comfortable And Modern Living Space, Investors Or Indeed Those Looking To Downsize To More Manageable Accommodation.



22 QUEENS WAY

A superb mid-terraced property which offers open plan living space, perfect for modern living, decorated in neutral tones throughout, offering a bright and welcoming atmosphere. Upstairs, there are two generously sized bedrooms, providing ample space and comfort and family bathroom along with an abundance of storage throughout. Externally, there are enclosed gardens to front and rear, primarily laid to lawn, providing the perfect canvas for gardening enthusiasts to transform into their dream garden with plentiful parking available on street.

LOCATION

Convenient for amenities and leisure facilities, Earlston is a popular area for families, benefitting excellent educational and recreational services - with the very well regarded High School, Primary school and nursery facilities just a short walk. There are nearby sporting activities in the surrounding area including golf, fishing and horse riding along, with walking on the Earlston circular Jubilee Walk which takes in some superb local views. Local facilities include a variety of independent shops, hotels, fruit & veg shop and newly opened Morrisons supermarket. Ideally located to the nearby towns of Kelso and Galashiels which are within a 10-mile radius, Earlston is popular with commuters to Edinburgh via the A68, with the Borders Railway offering a faster route to Edinburgh from nearby Tweedbank.

HIGHLIGHTS

- Ideal starter property
- Opportunity to mark own stamp
- Convenient for schooling
- Swift transport links

ACCOMMODATION SUMMARY

Entrance Hallway, Living/Dining Room, Kitchen, Two Bedrooms, Family Bathroom.



SERVICES

Mains services, water & drainage, electric heating, double glazing

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Approx. internal floor area is 73m²

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating D

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £110,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.