



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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1 Nether Huntlywood Farm Cottages , Earlston, TD4 6BB

Offers over £295,000





1 Nether Huntlywood Farm Cottages

Earlston, TD4 6BB

- Semi Detached Cottage
- Semi-Rural Location
- Generous Driveway Parking and Double Garage
- Double Glazing
- 3 Bedrooms
- Large Mature Garden
- Excellent Local Schooling
- Less Than an Hour from Edinburgh

We are delighted to offer this attractive semi-detached family home set in a rural position a short drive from the popular town of Earlston. The property offers modern, free-flowing accommodation full of character, with wonderful views over the surrounding countryside. Benefitting from an unusually large garden extending to around half an acre, as well as a detached double garage and ample parking, this property would be well suited to those looking for all the benefits of a rural lifestyle while keeping within easy reach of the main Border towns and Edinburgh.

- ENTRANCE HALL - KITCHEN - SITTING ROOM - CONSERVATORY - STUDY - THREE BEDROOMS - FAMILY BATHROOM - WC -



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Internally

The ground floor boasts a bright kitchen, sitting room with multi-fuel stove, study and wc, and there is also a large conservatory to the rear of the house. Upstairs are three bedrooms and family bathroom.

Kitchen

The bright kitchen has ample space for a table and is fitted with a good range of fitted wall and base units overlaid with laminated worktops incorporating a stainless steel sink with mixer tap. There is an integrated dishwasher, range cooker and extractor hood.

Bathrooms

The family bathroom is fitted with a modern white suite including WC, two pedestal wash hand basins, panelled bath and separate shower cubicle. On the ground floor is a useful WC with wash hand basin.



Externally

The expansive, mature gardens offer large lawns and attractive established trees and shrubs. There is a gravel and paved area creating a wonderful space for entertaining. For those looking for "the good life" there are raised beds, a polytunnel, chicken run and former kennels, as well as a large double garage with power. There is ample parking to the side of the property.

Location

The property is set a short drive from the popular town of Earlston. Earlston lies around 45 minutes south of Edinburgh, and is conveniently located for access to the main Border towns. Dating from at least the 13th Century, Earlston is said to be the home of Thomas Learmonth, better known as Thomas the Rhymer. The town benefits from a good selection of local facilities including independent shops, pubs, a church, petrol station, small supermarket and excellent local schooling including Earlston High School, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018.

For outdoor enthusiasts, local activities include numerous walks and bike rides, fishing on the nearby River Tweed, horse riding, and rough and syndicated shooting.

Fixtures & Fittings

All fitted floor coverings, blinds and integrated appliances are to be included within the sale.

Services

Mains water, Drainage to Septic Tank, Mains Electricity, heating via back boiler, double glazing. Bottled gas to range cooker.

Home Report

A copy of the Home Report can be downloaded from www.jamesagent.co.uk

Council Tax

Council Tax Band C.

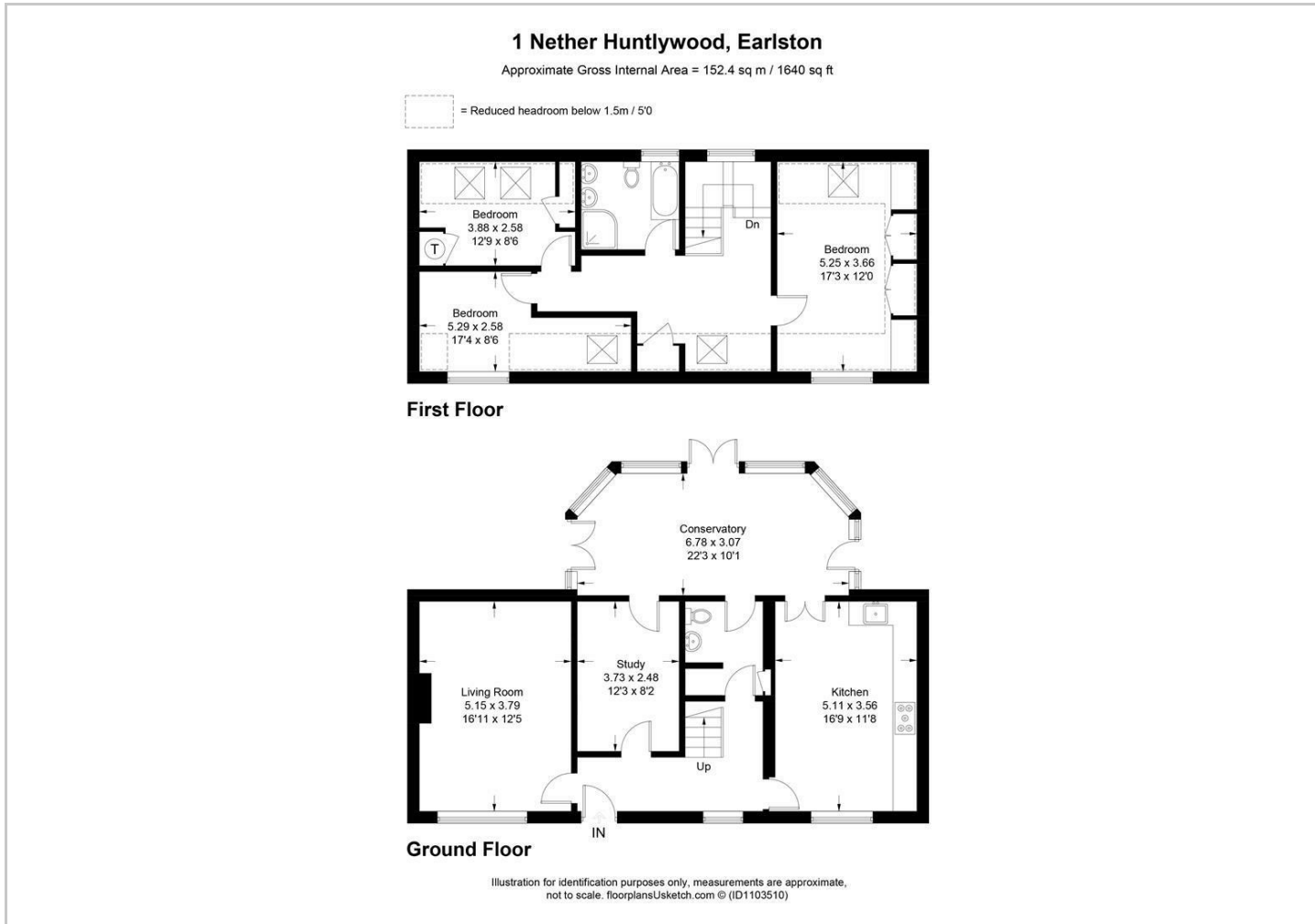
Viewings

Strictly By Appointment via James Agent.





Floor Plans



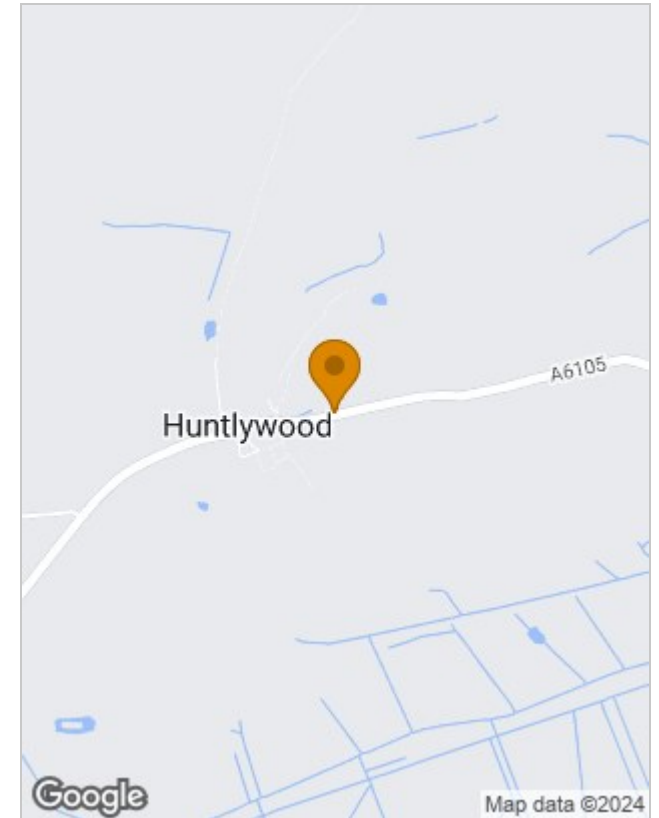
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

