



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



Quarry's Cottage , Earlston, TD4 6AD

Offers over £385,000



4



2



2



D



Offers over £385,000

Quarry's Cottage , Earlston, TD4 6AD

- Quaint Cottage
- 2 Public Rooms
- Large Gardens
- Sought-After Location
- Excellent Local Schooling
- 4 Bedrooms
- 2 Bathrooms
- Off-Street Parking and Car Port
- Peaceful Semi-Rural Setting
- Commutable to Edinburgh

Quarry's Cottage is a quintessentially charming and traditional four-bedroom semi-detached cottage located in the serene semi-rural hamlet of Redpath. This delightful property offers a perfect blend of country living with modern comforts, set within a peaceful community known for its vibrant village hall and active community council. The property is well-placed for commuters, with both the A68 and Tweedbank Railway Station a short drive away.

ACCOMMODATION

- HALLWAY - LOUNGE - SITTING ROOM - DINING KITCHEN - UTILITY ROOM - STUDY / BEDROOM 4 - THREE DOUBLE BEDROOMS - BATHROOM - SHOWER ROOM -



Internally

Upon entering Quarry's Cottage, you are greeted by a welcoming hall that leads to various parts of the home. To the left, you will find a spacious sitting room incorporating an open fireplace and doors out to the rear patio, perfect for relaxing and entertaining. There is a cozy study / bedroom 4, ideal for working from home or as a quiet reading nook. The heart of the home is undoubtedly the large country dining kitchen, providing an excellent family hub. The kitchen flows seamlessly into the spacious utility room, providing additional storage and laundry facilities. There is a second sitting room which features a wood-burning stove, creating a warm and inviting atmosphere, doors open out to the rear patio, perfect for alfresco dining and outdoor enjoyment. Upstairs, the property boasts three generously sized double bedrooms, shower room and well-appointed bathroom complete with a freestanding bathtub, perfect for relaxing after a long day.

Kitchen

Step into the heart of Quarry's Cottage, a quintessential country kitchen that exudes warmth and charm, perfectly blending traditional aesthetics with modern functionality. The spacious layout offers ample room for a large dining table, making it an ideal space for family meals and social gatherings. Classic wooden cabinetry is complemented by solid wood worktops incorporating a traditional Belfast style sink with mixer tap. The kitchen features a large stove set within a characterful brick alcove, providing both a focal point and an essential tool for culinary enthusiasts. A door leads through to a spacious utility room, providing additional storage and laundry facilities.

Bathroom Facilities

The main family bathroom blends classic charm with modern amenities. The bathroom includes a WC, pedestal basin and shower enclosure with electric shower and tiled splashbacks. The centerpiece is an elegant freestanding clawfoot bathtub, perfect for soaking away the stresses of the day.

The shower room offers a fresh, contemporary design while maintaining the cottage's traditional charm. There is 3-piece suite including WC, vanity basin and quadrant shower enclosure with electric shower and laminated splashbacks.





Externally

Quarry's Cottage benefits from generous private gardens to the front, side and rear of the property. The front garden is bound by a traditional drystone walling with gates providing access to the gravel driveway and carport. The rear garden

The rear garden is a spacious haven, offering plenty of room for outdoor activities and leisurely pursuits. A well-maintained lawn stretches out, providing an ideal space for children to play, pets to roam, or for setting up garden furniture for al fresco dining and summer gatherings. Mature trees and shrubs create a sense of privacy. There is a charming patio area, perfect for outdoor entertaining and relaxation. French doors from the lounge and family room open directly onto the patio, seamlessly blending indoor and outdoor living spaces.

Outbuildings

There is an open-air car port to the side of the property which provides excellent storage. A door provides direct access to the utility room.

Location

Quarry's Cottage is located in the charming village of Redpath which is around two and a half miles from Earlston that has a wide range of amenities including a Co-op supermarket, a selection of shops, pubs, hotels and a petrol station. Melrose, five miles away, also provides a larger selection of shops, hotels and eateries plus access to the Borders General Hospital. Galashiels, around nine miles away has large supermarkets and many other High Street brands plus a cinema. Excellent primary and secondary schooling is available in Earlston, with the high school, continually ranking highly throughout Scottish state schools. There is also private schooling at St. Mary's Prep School for ages 3-13 in Melrose. Local tourist attractions can be found across the region including Scotts View, Melrose Abbey, Abbotsford House, Mellerstain House and a selection of gardens across the area. For the outdoor enthusiast there is fishing on the River Tweed, horse-riding, walking, golf, shooting, and mountain biking making it a highly desirable area with numerous activities.

Redpath is well placed for commuting to Edinburgh and most Border towns with access to the A68 only a few minutes away, which runs to Edinburgh in the North and Newcastle in the South. The Borders Railway running from Tweedbank to Edinburgh lies approximately five and a half miles away, with a further station in Galashiels at the Transport Interchange. Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 40 miles and 66 miles away respectively.

Fixtures & Fittings

All fitted floor coverings, light fittings and integrated appliances are to be included within the sale. The stove is also included within the sale.

Services

Mains water and electricity, drainage to septic tank. Oil-fired central heating and double glazing.

Council Tax

Council Tax Band D

EPC

EPC Rating D

Home Report

A copy of the Home Report can be downloaded from our website.

Viewings

Strictly By Appointment via James Agent.

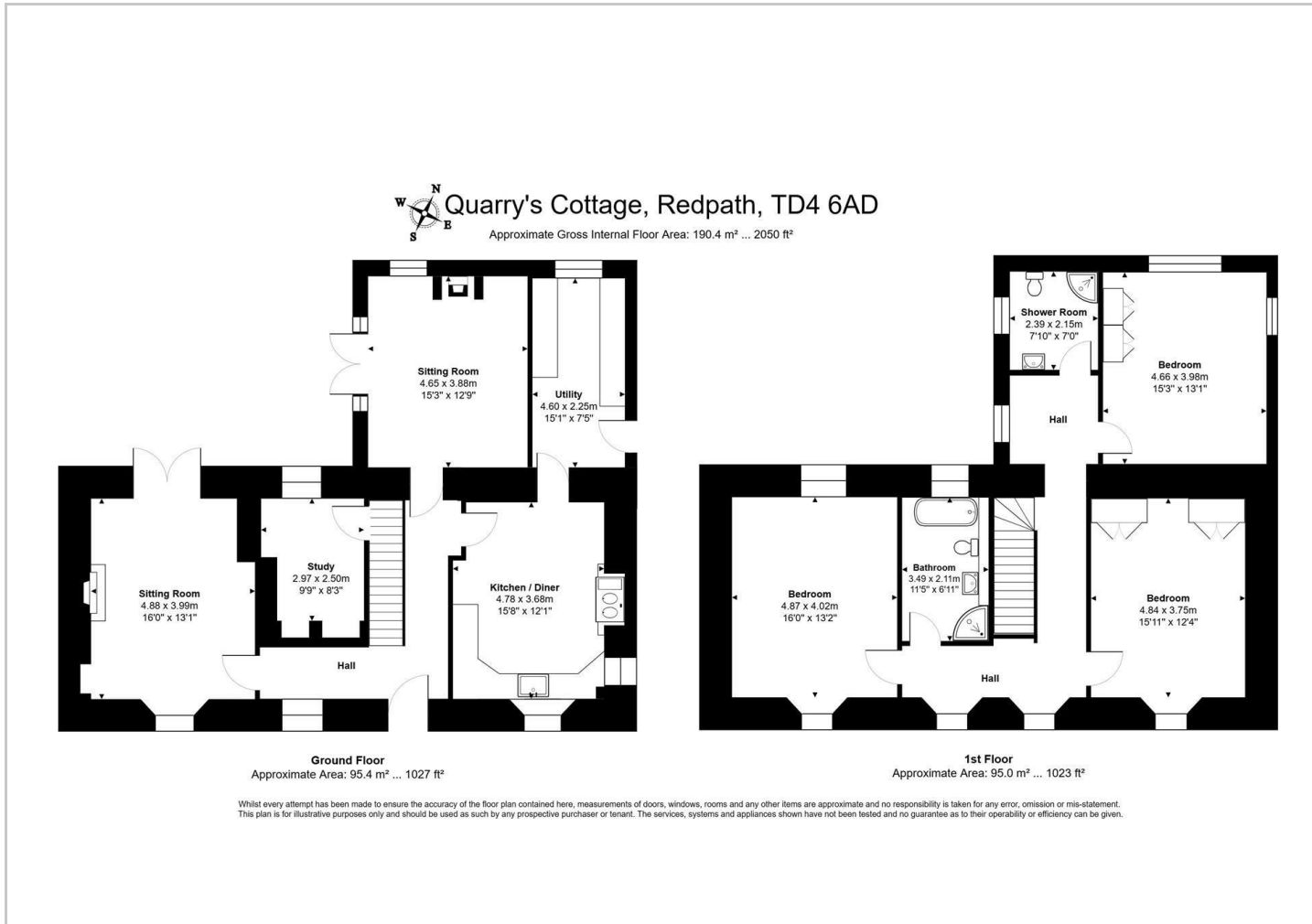
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans



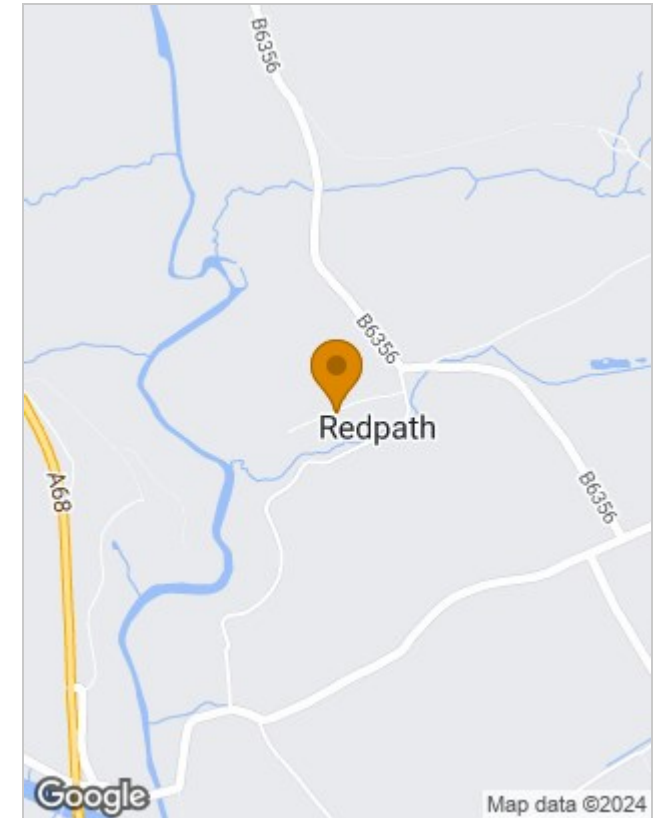
Viewing

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

