



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



2 Westfield Street, Earlston, TD4 6DT

Guide price £160,000



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2 Westfield Street Earlston, TD4 6DT

- Detached House
- 2 Bedrooms (Principal En-suite)
- 2 Public Rooms
- Private Gardens
- Driveway / Car Port
- Town Centre Location
- Gas Central Heating
- Double Glazing
- Ideal First-Time Buy
- Excellent Local Schooling

We are delighted to bring to the market this very spacious two bedroom detached house located in a popular residential location just a stone's throw from Earlston town centre. The property benefits from well-proportioned accommodation including two public rooms, two bathrooms, private gardens and off-street parking. The property further benefits gas central heating and double glazing.

ACCOMMODATION

- ENTRANCE PORCH - HALLWAY - LOUNGE - DINING ROOM - KITCHEN - BATHROOM - HALL LANDING - TWO DOUBLE BEDROOMS (PRINCIPAL EN-SUITE) -



Internally

The property is entered via a UPVC front door into a spacious porch. A glazed door opens into the entrance hallway. The spacious lounge sits to the front of the property with views over the gardens. The dining room provides a great additional living space connecting the rest of the house to the kitchen. The kitchen is of a good size and benefits from a back door leading to the rear courtyard. A staircase from the hallway leads up to a spacious landing which in turn provides access to the two bedrooms (principal en-suite).

Kitchen

The kitchen is fitted with cream shaker-style wall and base cabinetry overlaid with granite effect worktops and matching updated incorporating a stainless steel sink unit with mixer tap. There are freestanding appliance spaces for a cooker, washing machine and fridge. The kitchen also boasts a useful larder cupboard and back door providing access to the courtyard and store.





Bathroom Facilities

The main bathroom is fitted with a 3-piece suite including WC, basin and panelled bath with mixer shower and tiled splashbacks.

The en-suite shower room is fitted with a 3-piece suite including Wc, basin and shower enclosure with electric shower and laminated splashbacks.

Externally

There are well-maintained private gardens to the front and sides of the property bounded by brick walling. The front garden garden incorporates a lawn area surrounded by mature shrub beds. To the sides there is a hardstanding areas which incorporate a brick-built store and car port.

Services

All mains are available.

Outbuildings

There is a steel framed car port to the side of the property timber clad under a felt roof providing ample off street parking or storage potential.

There is a brick-built store to the side of the property accessed via a timber door which provides an excellent additional space which could equally be utilised as a workshop.

Fixtures & Fittings

All fitted carpets, floor coverings and light fittings are to be included. Freestanding white goods may be available by negotiation.

Council Tax Band

Tax Band C.

EPC

EPC Current Rating D.

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



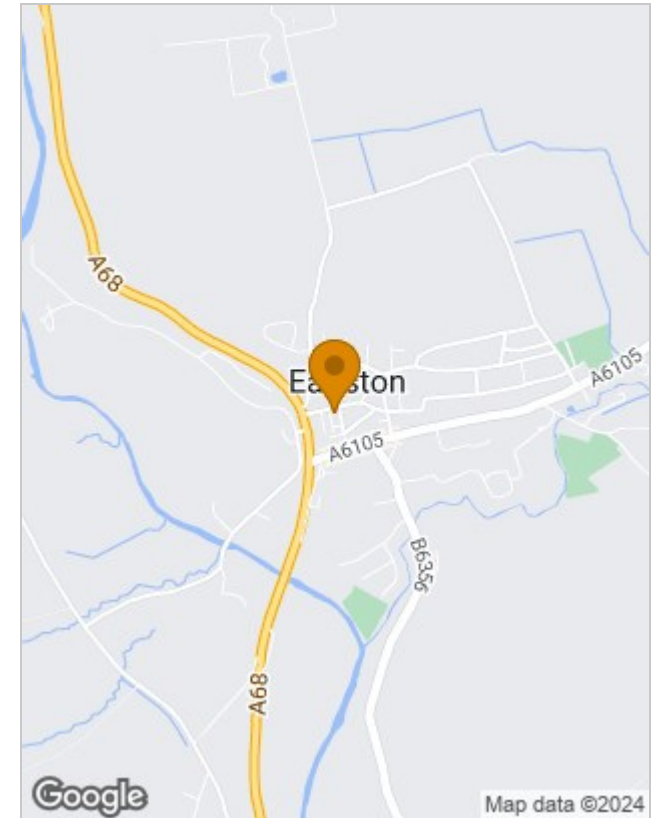
Viewing

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

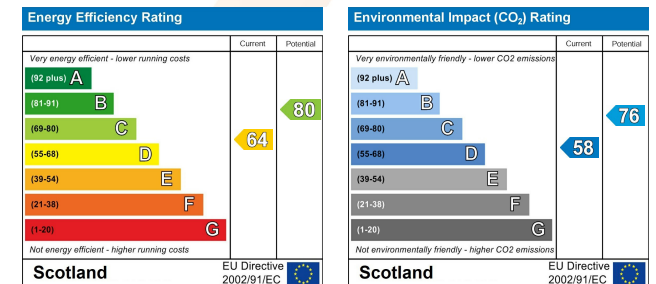
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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



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