



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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9 High Street, Earlston, TD4 6HQ

Guide price £300,000



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## 9 High Street, Earlston, TD4 6HQ

- Traditional Town House
- Large Dining Kitchen
- Large Rear Garden
- Town Centre Location
- Ideal Family Home
- 4 Bedrooms
- Modern Fixtures & Fittings
- Scope to Add Parking
- Great School Catchment
- Great Commuter Location

9 High Street, Earlston is a beautifully presented four-bedroom, three-storey townhouse located in the heart of the popular town of Earlston. The property offers spacious family-sized accommodation, combining period charm with modern convenience, making it an ideal home for those seeking both comfort and convenience. The property benefits from modern fixtures & fittings throughout, large gardens and potential to add off-street parking to the rear.

### ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - DINING KITCHEN - REAR PORCH / UTILITY ROOM - HALL LANDING - FOUR BEDROOMS - SHOWER ROOM - BATHROOM -



#### Internally

Upon entering, you are welcomed by a bright and spacious hallway that leads to the main living areas and benefits from a cloakroom below the stairs. The sitting room is generously proportioned, offering ample space for relaxation and entertainment with doors leading out to the rear patio. The dining kitchen is a standout feature of this home. This expansive space is perfect for both everyday family meals and entertaining guests, with enough room for a large dining table. There is a handy rear porch / utility area to the rear of the kitchen allowing for plentiful storage and provides access to the rear garden. The first floor houses two double bedrooms, both offering plenty of natural light. The main bedroom benefits from a charming aspect and ample storage space. The well-appointed bathroom completes the floor. The top floor offers two further bedrooms, each with its own unique character. These rooms are perfect for children, guests, or could be utilized as a home office or hobby room. The shower room completes the accommodation.

#### Kitchen

The design of the kitchen is both stylish and functional, featuring sleek, modern cabinetry with clean lines and ample storage. The neutral color palette is complemented by warm wooden countertops, adding a touch of rustic charm to the space. The kitchen is well-equipped with modern appliances, including an integrated double oven, hob, and fridge / freezer. The rear porch has plentiful space for a freestanding washing machine. One of the standout features of this kitchen is the woodturning stove with feature pointed brick surround, giving both warmth and character to the room. The kitchen also offers plenty of space for a large dining table, making it ideal for family meals and casual dining.





### Bathroom

The bathroom is fitted with a 3-piece suite including WC, basin and freestanding bath with mixer tap and laminated splashbacks.

The shower room is fitted with a 3 piece suite including WC, vanity basin and shower enclosure with mixer shower and tiled splashbacks.

There is also a downstairs cloakroom with WC & wash hand basin.

### Externally

The generous rear garden is a wonderful extension of the living space, offering a perfect space for outdoor dining, recreation, and relaxation. The garden is mainly laid to lawn, with a decking area ideal for barbecues and entertaining. At the rear of the garden, there is an additional space that could be formalised into off-street parking (subject to necessary permissions being granted) or alternatively, used to expand the existing garden, adding even more versatility to this delightful outdoor area.

### Location

Set in the Lauderdale Valley to the north east of the central borders, 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.

The town is well suited for commuters, with Edinburgh around a 45-minute drive via the A68, while Tweedbank Railway Station is around a 10-minute drive and offers a journey time to Edinburgh of just under an hour. 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

Internally, all fitted carpets, floor coverings and integrated oven and hob are to be included within the sale.

### Services

All mains services are available. Gas central heating and double glazing.

### Council Tax

Council Tax Band D.

### Home Report

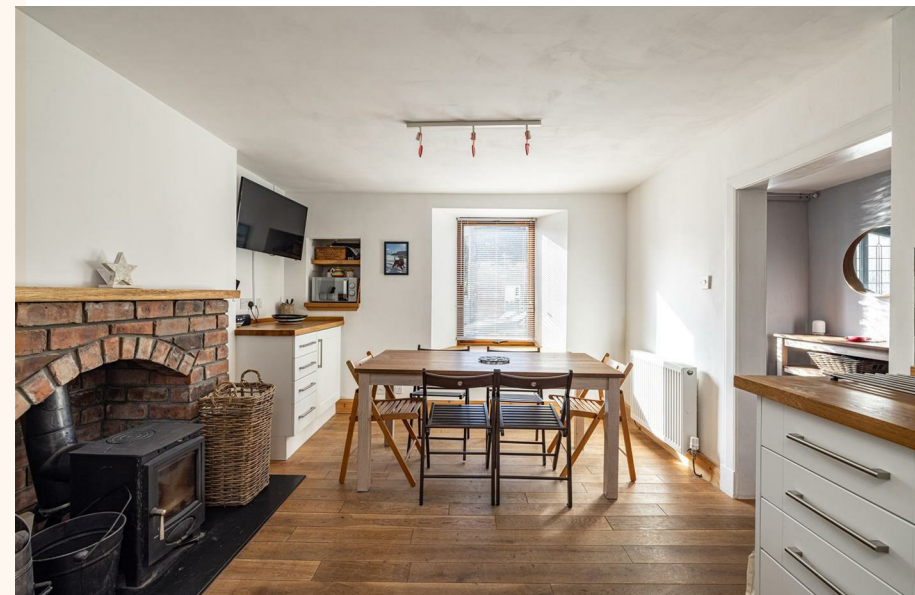
A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk.

### 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

