



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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7 Rodgers Place, Haughhead Road, Earlston, TD4 6EG

Guide price £65,000



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# 7 Rodgers Place, Haughhead Road

Earlston, TD4 6EG

- Well Presented Ground Floor Flat
- Double Glazing
- Walking Distance to Town Centre
- Commutable to Edinburgh
- Gas Central Heating
- Private Garden
- Great School Catchment Area

We are delighted to bring to the market this well-presented 1 bedroom ground floor flat located in a much sought-after residential area just a short walk from Earlston town centre. The property benefits from all mains services, gas central heating and double glazing, and private garden grounds to the front and rear.

## ACCOMMODATION

- HALLWAY - LOUNGE - DOUBLE BEDROOM - KITCHEN - BATHROOM -



Guide price £65,000



### Internally

The property offers accommodation on one level, with 1 double bedroom with built-in cupboards, lounge with storage, kitchen and bathroom with electric shower.

### Kitchen

The fitted kitchen has wooden cabinetry, wall tiling and a one and a half stainless steel sink with mixer tap. There is room for a freestanding fridge/freezer and a free standing cooker below the fitted extractor hood. The washing machine space is conveniently located in the rear hallway adjacent to the shower room.

### Bathroom

The bathroom has a walk-in electric shower, a wash hand basin, WC and a heated towel rail and alcove with useful shelving.

### Externally

There are private garden areas both to the front and rear of the property. The front space is fully enclosed by wooden fencing and laid with paving slabs. There are generous garden grounds to the rear of the property which has a fenced monoblocked seating area with young trees planted behind.





### 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

All fitted carpets and curtains are to be included within the sale.

### Services

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

### Council Tax

Council Tax Band A.

### Home Report

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

### 7 Rodgers Place, Haughhead Road, Earlston, TD4 6EG

Approximate Gross Internal Area = 42.1 sq m / 453 sq ft

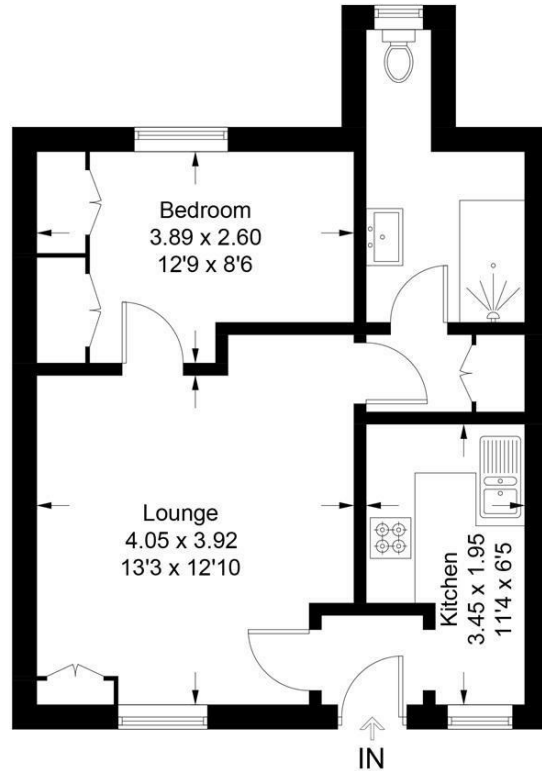


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1126976)

## 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

