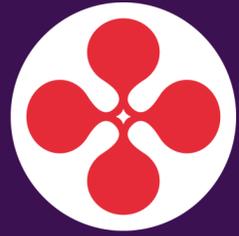


The Crossing House, Georgefield Road

Earlston, TD4 6FE

A Great Opportunity to Purchase This Fantastic 3 Bedroom Detached Bungalow
For Sale • **Offers Over £300,000**

Edwin
Thompson









BRIEF RESUME

- 3 Bed Detached Bungalow,
- Spacious Living Accommodation,
- Large Wraparound Garden,
- Flexible Layout With Potential to Amend For Family Living.

GENERAL DESCRIPTION

The Crossing House is a deceptively spacious and unique detached bungalow with wrap-around gardens, extensive accommodation, and fantastic scope for flexible family living—all set within a central Earlston location.

LOCATION

The Crossing House is situated on Georgefield Road, within a mixed-use area of Earlston, offering a balance of privacy and convenience. The property enjoys easy access to the town's amenities while benefiting from surrounding green space and a quiet residential setting. Earlston itself is a popular town in the Scottish Borders, known for its friendly community and excellent local schooling, including the well-regarded Earlston High School.

Earlston is well-connected, located just off the A68—a major route providing quick links north towards Edinburgh (approximately 45 minutes by

car) and south to Jedburgh and the English border. The neighbouring towns of Melrose, Galashiels, and Lauder are all within a 10–20 minute drive and offer a wider array of shops, cafes, and leisure facilities. Galashiels also has a train station on the Borders Railway line for easy commuting to Edinburgh.

The area is ideal for those seeking a rural lifestyle with modern conveniences. The surrounding countryside offers walking and cycling routes, and the River Leader and nearby Eildon Hills are great for outdoor pursuits. Yet, with strong transport links and nearby retail hubs, the lifestyle here balances countryside charm with practical connectivity.

ACCOMMODATION

The spacious accommodation briefly comprises: **Internal:** Entrance hall, open plan kitchen/living space, 3 spacious double bedrooms - two with ensuite, family bathroom and sizable conservatory.

External: Large wrap round garden, 2 sheds, decking area, drive way for 3 to 4 cars.

SERVICES

All mains services are understood to be connected with the main heating system being a gas central heating system.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
The Crossing House	138	1485

E & o e please note that these measurements have been taken from the EPC register.

BROADBAND COVERAGE

This area has access to Ultrafast broadband services, with maximum download speeds of up to 1800 Mbps for downloads and 220 Mbps for uploads.

Check online for more details

FLOOD RISKS

Surface Water risks— Medium risk

This information gives the likelihood of surface water and small watercourses flooding somewhere within a 25 metres radius of this location. Medium likelihood means that each year this area has a 0.5% chance of flooding.

River risks—NO specific risk

This information gives the likelihood of river flooding somewhere within a 25 metres radius of this location. High likelihood means that each year this area has a 10% chance of flooding.

This does not take into account the effect of any flood defences.







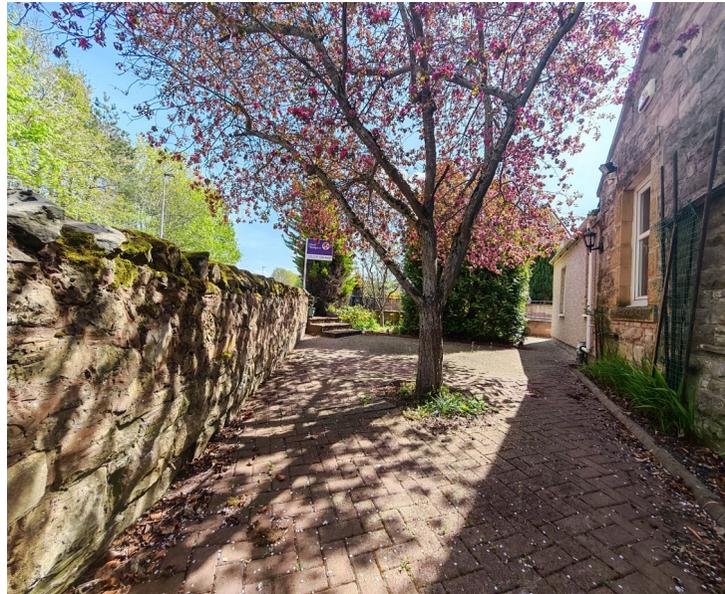
DETAILS

The Crossing House is a unique and impressively sized detached home offering significant flexibility for family living or multi-generational use. The home has been adapted and extended by the current owner to maximise internal space, light, and flow, and it now offers generous proportions throughout with potential to tailor the layout further to suit modern lifestyles.

The internal space comprises a large open-plan kitchen and living area, with internal shutters allowing separation when desired. The living area leads through to an exceptionally spacious conservatory, flooded with light and offering direct access to the rear garden via patio doors, as well as a side door to the driveway. This additional space is ideal for entertaining or relaxing all year round.

The kitchen is functional and well placed for family interaction and hosting, with access directly onto the decking area – perfect for summer dining and play. The layout cleverly zones living and sleeping quarters while keeping flow between spaces, ideal for growing families or those working from home.

Of the three double bedrooms, two are ensuite, including the striking principal bedroom which incorporates internal shutters to divide the bedroom area from the dressing room. Originally laid out as three separate rooms, this space could be



reconfigured back into multiple bedrooms or workspaces if desired, offering superb scope for a four or even five-bedroom home.

Externally, the home is surrounded by a generous wrap-around garden, two storage sheds, and a driveway that easily accommodates three to four cars. The garden is predominantly laid to lawn with a raised decking area that connects beautifully to the kitchen and conservatory – creating a strong inside-outside lifestyle element.

COUNCIL TAX BAND – C

EPC RATING – C69

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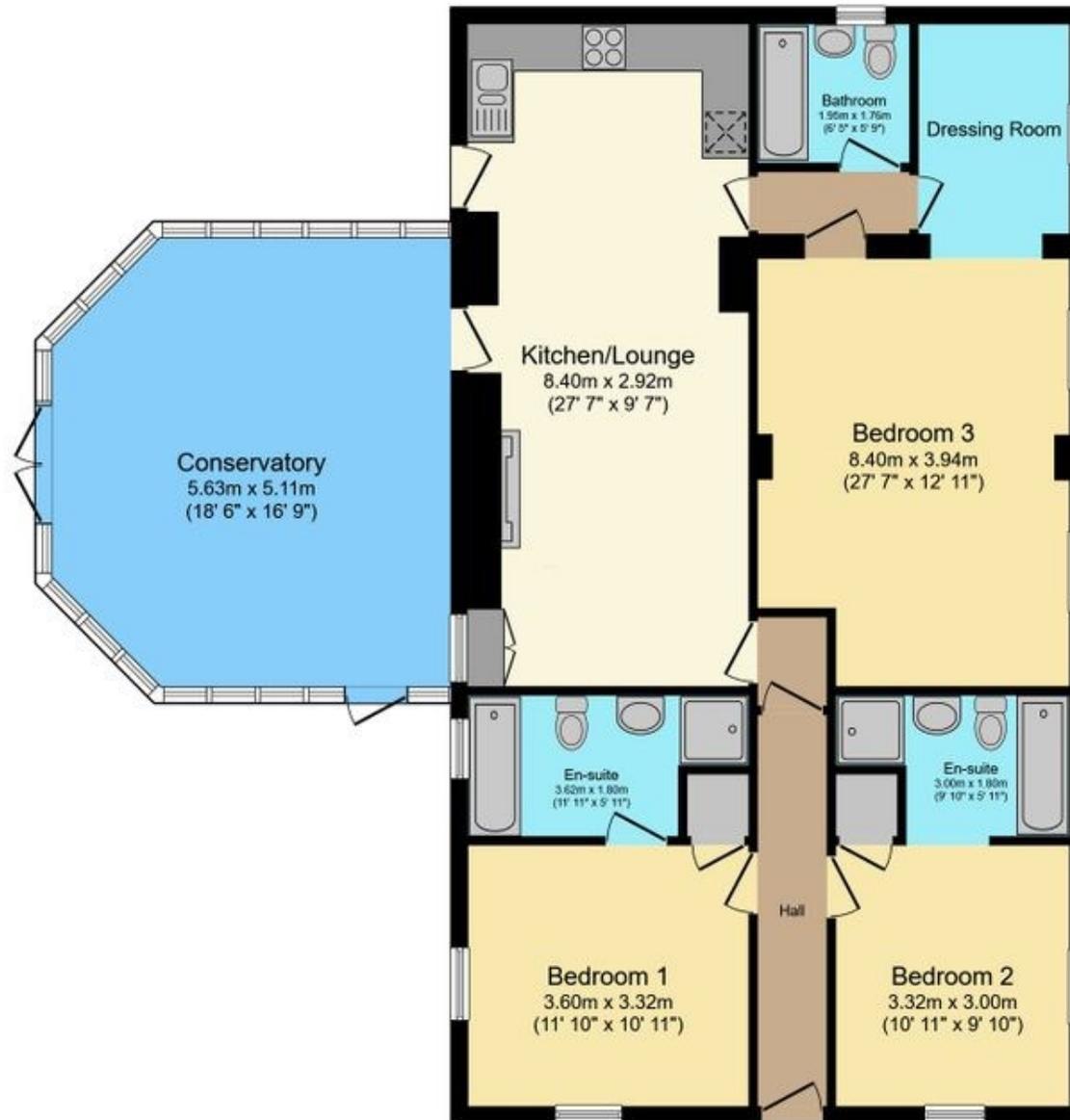
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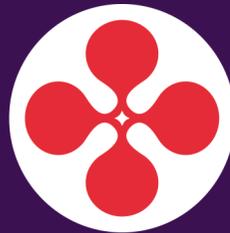


Total floor area 133.9 m² (1,442 sq.ft.) approx

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