



10 Thornfield Crescent

Earlston, TD4 6EA

2 bed



3 public



1 bath



Tucked To The End Of The Cul De Sac, 10 Thornfield Crescent Is Positioned In A Quiet Yet Central Setting, With The Accommodation Being Freshly Presented All On One Level, With An Attractive Wrap Around Garden And Private Parking.



10 THORNFIELD CRESCENT

A fantastic starter family home or ideally suiting the downsizer, this detached bungalow is welcoming and bright with an adaptable layout and plenty of scope for a buyer to personalise to their own requirements.

The property sits to the far end of Thornfield, with plenty of parking and a driveway belonging to the property. A gated entrance opens to the garden and main entrance. A useful utility accesses the fully fitted kitchen, with a hallway onto the public rooms and bedrooms. The living room is set to the front, a well-proportioned space with double doors to the adjoining conservatory – enjoying super outlooks across the garden and town beyond. A dining room, currently used as a work area, connects to bedroom two, and offers flexibility of use depending on a buyer's needs. The principal bedroom sits to the front, with a shower room also accessed from the hallway.

The garden offers further storage in two useful outhouses, with the main section of garden laid with lawn and large patio, benefitting excellent privacy with planting and borders.

LOCATION

Convenient for amenities and leisure facilities, Earlston is a popular area for families, benefitting excellent educational and recreational services - with the very well regarded High School, Primary school and nursery facilities just a short walk. There are nearby sporting activities in the surrounding area including golf, fishing and horse riding along, with walking on the Earlston circular Jubilee Walk which takes in some superb local views. Local facilities include a variety of independent shops, hotels, fruit & veg shop and newly opened Morrisons supermarket. Ideally located to the nearby towns of Kelso and Galashiels which are within a 10-mile radius, Earlston is popular with commuters to Edinburgh via the A68, with the Borders Railway offering a faster route to Edinburgh from nearby Tweedbank.

HIGHLIGHTS

- Renovation Opportunity
- Charming Stone Built Cottage
- Central Location
- Private Garden
- Excellent Connections – Linking A68 & Railway at Tweedbank

ADDITIONAL INFORMATION

All fitted flooring, light fittings, curtain poles, blinds and integrated



kitchen appliances as viewed are included.

SERVICES

Mains electric, gas, water and drainage. Double glazed

COUNCIL TAX

Band C.

ENERGY EFFICIENCY

Band D.

VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01750 724 160 -lines open until 10pm 7 days a week.

MEASUREMENTS

See Floorplan.

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers around £189,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.