

LEGAL
HASTIN & S



22 Leaderdale Crescent

Earlston, TD4 6BJ

Offers Over £240,000





Rarely available, this detached two bedroom bungalow is situated in a highly desirable area of Earlston and offers a fantastic opportunity for those to create their ideal home.



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Inside, the accommodation comprises a welcoming entrance hall, a spacious lounge with large windows, with dining area, fitted kitchen with access to the rear garden, two double bedrooms and bathroom. Set within generous wrap-around gardens, the property benefits from a private driveway and single garage and spacious outdoor areas offering a mix of lawn, patio areas and mature shrubbery, ideal for gardening enthusiasts or future development.

The property presents superb potential for renovation or extension (subject to relevant permissions) making it an excellent investment for buyers with vision.

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

- Detached two bedroom Bungalow
- Rarely available property & location
- Wrap around gardens
- Excellent potential for extension or reconfiguration

ACCOMMODATION SUMMARY

Entrance Hallway, Living Room, Dining Room, Kitchen, Two Bedrooms, Bathroom.

SERVICES

Mains services, electricity & water. Gas central heating.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Internal floor area is 95m2 approx.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

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.

PRICE & MARKETING POLICY

Offers over £240,000 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.



