

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



1 Thornfield Crescent, Earlston, TD4 6EA

Guide Price £130,000



1 Thornfield Crescent is ideal as a development opportunity, situated in a popular area of Earlston which is just a short walk from the town centre yet tucked away enjoying a peaceful setting. This detached property requires full upgrading and modernisation throughout but provides a blank canvas with excellent potential not least due to the large plot upon which the property sits further enhancing the development potential. The layout currently comprises: Hall, Lounge, Kitchen, 2 bedrooms and bathroom but there is scope to alter the layout as desired. A driveway in and garage provides the opportunity for off road parking.



1 Thornfield Crescent, Earlston, TD4 6EA

Guide Price £130,000

Ground Floor
Entrance Hall
Lounge
Kitchen

First Floor
Two Bedrooms
Bathroom

Gas Central Heating
Double Glazing (with the exception of the kitchen window)

Set upon an extensive plot
Driveway
Garage



Location

Earlston is a small town in the central Scottish Borders which enjoys a very active community life and benefits from its location on the main A68 Edinburgh - Newcastle road, making it ideal for the commuter seeking an improved quality of lifestyle as central Edinburgh can be reached in approximately 45 minutes and the Borders rail link from Tweedbank to Edinburgh is around a 10 minute drive. Earlston benefits from good local shopping and excellent schools for both primary and secondary levels with the high school currently one of the top performing schools in Scotland. The Borders region as a whole is renowned for its spectacular scenery and the area abounds with activities for those with an interest in sporting and country pursuits.

Fixtures & Fittings

The sale shall include all carpets and floor coverings (where laid), light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing (with the exception of the kitchen window). Gas Central Heating.

EPC

E

Viewings

By appointment with the Selling Agent

Council Tax Band

D

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



1 Thornfield Crescent, Earliston, TD4 6EA

Approximate Gross Internal Area
66.8 sq m / 719 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1111031)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.