

**Melrose**

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## Foreman's Cottage, High Street, Earlston, TD4 6HG

Offers Over £99,500



Foreman's Cottage is centrally located in the sought after town of Earlston, close to most amenities which are easily reached on foot, including the nearby primary school. The property, which has its accommodation arranged over three levels, provides a comfortably proportioned layout benefiting from both front and rear door access. There is a degree of upgrading and modernisation required but it has great potential to be transformed into a welcoming and easily managed home. Outside, there is an area of garden to the rear whilst plenty of parking is available on street.



# Foreman's Cottage, High Street, Earlston, TD4 6HG

Offers Over £99,500

Ground Floor:  
Entrance Hall  
Lounge  
Kitchen

First Floor  
Two Bedrooms  
Bathroom

Second Floor  
Large Double Bedroom

Gas Central Heating  
Double Glazing

Garden

## 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 away. 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 and Fittings

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

## Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

## EPC

E

## Council Tax

A



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Full members of:

