

**Melrose**

Call 01896 822796



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 2 Huntshaw Place, Earlston, TD4 6HX

**Guide Price £140,000**



2 Huntshaw Place is an attractive terraced family home located in a popular area of Earlston, enjoying a peaceful setting within a small cul de sac, and benefiting from lovely open views to the rear. The property is presented in good order throughout, featuring a well planned layout with a spacious kitchen, dining room, and lounge with views to the rear creating a lovely family space. Upstairs there are three good sized bedrooms and a well appointed main bathroom. There are easily maintained gardens to the front and rear with the latter including an area of decking ideal for seating; the perfect spot from which to enjoy the views.





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Ground Floor:  
Entrance Hallway  
Lounge  
Dining Room  
Kitchen  
Downstairs WC

First Floor:  
Three Double Bedrooms  
Bathroom

Electric Heating  
Double Glazing

Easily maintained gardens to front & rear





### 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 to 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, light fittings, and the kitchen and bathroom fittings.

### Services

Mains drainage, water, and electricity. Electric heating. Double glazing.

### EPC

E

### Viewings

By appointment with the Selling Agent

### Council Tax Band

B

### Entry

By mutual agreement





## Interested in this property? Call 01896 822796

Property Shop, 7 Market Square,  
Melrose, TD6 9PQ  
Phone: 01896 822796  
Fax: 01896 823465  
Email: melrose@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  
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Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
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Approximate Gross Internal Area = 94.6 sq m / 1018 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186016)

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.