

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Swan Apartments, Earlston

TD4 6DE

Guide Price £90,000



A well-presented first floor modern apartment, located in the heart of the popular village of Earlston, with excellent local amenities on the doorstep. Presented in immaculate order throughout, the property offers bright and well-proportioned accommodation which would be ideal as a starter home, occasional residence or potential rental investment. The accommodation comprises: Communal Entrance, Hall, Lounge, Dining Kitchen, Two Bedrooms, Bathroom and Store Room/Utility. An in-person viewing of this lovely property is essential to fully appreciate.



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Communal Entrance
Hall
Lounge
Kitchen
Two Bedrooms
Store Room/Utility
Bathroom

Gas Central Heating
Double Glazing



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 ten 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 highest performing secondary 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing, secure entry system.

EPC

C

Council Tax Band

B

Viewing

Open viewing Sundays 1pm - 3pm. By appointment with the Selling Agent any other times.

Entry

By mutual agreement.



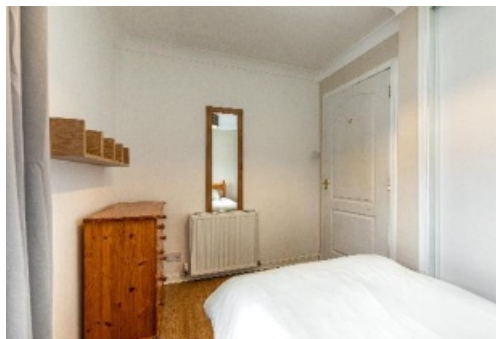
Interested in this property? Call 01896 822796

Property Shop, 7 Market Square,
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels, Tel 01896 758 311
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Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



3 Swan Apartments, Earlstoun

Approximate Gross Internal Area = 60.3 sq m / 649 sq ft

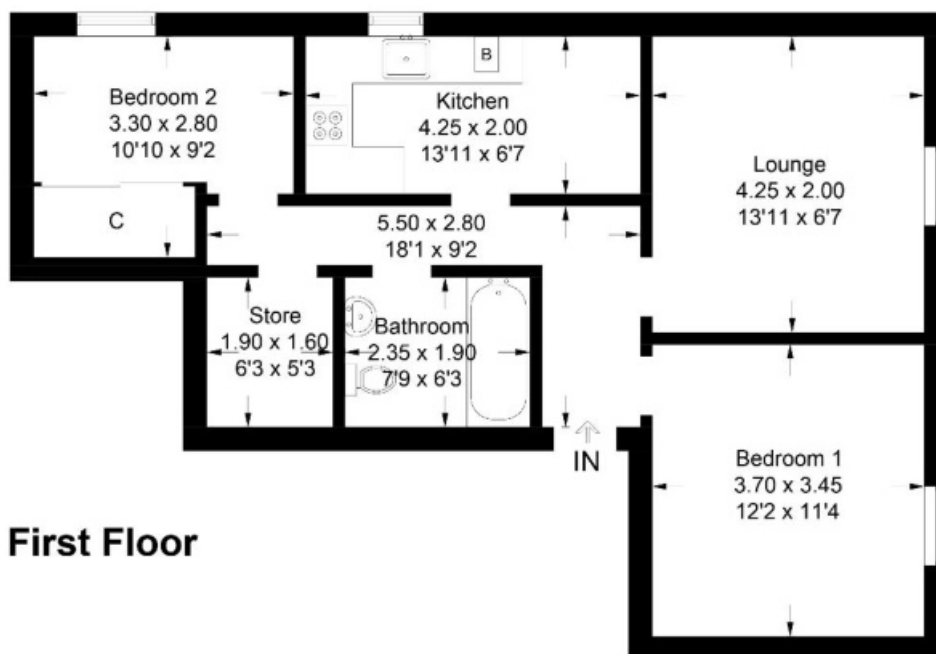


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1197225)

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.