

**Melrose**

Call 01896 822796



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 10 Huntshaw Place, Earlston

TD4 6HX

**Guide Price £160,000**



Located within a peaceful residential cul-de-sac, this is a well-proportioned end-terraced property which is located within comfortable walking distance of all the excellent amenities on offer within Earlston. Presented in good order throughout, the property boasts many pleasing features and is an ideal family home in a great area. The accommodation comprises: front porch, hall, lounge, dining area, kitchen, downstairs WC, three bedrooms and shower room. Externally there is an easily maintained garden to the front, side and rear with a large shed and parking is available within the cul-de-sac. Early viewing recommended.





# 10 Huntshaw Place, Earlston

TD4 6HX

**Guide Price £160,000**

Front Porch  
Hall  
Lounge  
Dining Area  
Kitchen  
Downstairs WC  
Three Bedrooms  
Shower Room

Electric Heating + Multi-Fuel Stove  
Double Glazing

Garden To Front, Side & Rear  
Large Shed





### 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 recently 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 and electricity. Electric heating + multi-fuel stove, double glazing.

### EPC

D

### Council Tax Band

B

### Viewing

Strictly by appointment with the Selling Agent.

### 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  
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



### 10 Huntshaw Place, Earlston, TD4 6HX

Approximate Gross Internal Area = 94.7 sq m / 1019 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1187901)

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.