

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Thornfield Crescent, Earlston

TD4 6EA

Guide Price £190,000



3 Thornfield Crescent is a well-presented three bedroom semi-detached family home, thoughtfully extended to the rear to provide flexible additional living space to suit a variety of needs. Located in a quiet and popular area, the property is close to all the excellent amenities Earlston has to offer. The home features a modern dining kitchen, shower room and WC, complemented by generous front and rear gardens, perfect for family life or entertaining. With its versatile layout and desirable location, this property offers a wonderful opportunity to move straight into a comfortable and adaptable family home. Early viewing essential.



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GROUND FLOOR:

Hall & Stairs
Lounge/Downstairs Bedroom
Dining Kitchen
Utility Cupboard
Rear Hall
Shower Room

FIRST FLOOR:

Hall
Sitting Room
Conservatory
Two Double Bedrooms
WC

Gas Central Heating
Double Glazing

Garden 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 – 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.

EPC

E

Council Tax Band

D

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
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 120.1 sq m / 1293 sq ft

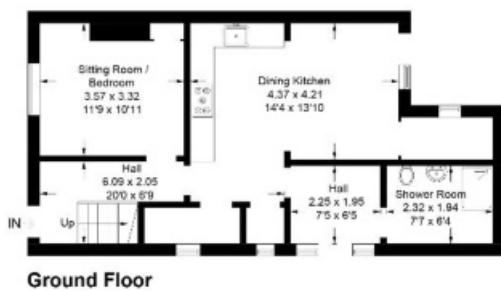


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1245458)

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.