



Braefoot is an immaculately presented two-bedroom detached bungalow situated in a desirable residential area of the popular Borders town of Earlston.

With a garage, and private off-street parking, the property is located in a strong school catchment with excellent transport links via the A68 or the Borders Railway at Tweedbank. There is also charming garden ground to the front and rear of the property, with rural views to the South.

Internally, the accommodation which measures 110 square metres/1184 square foot, lies across one level and comprises two bedrooms, an ensuite bathroom, a further bathroom, a sitting room, a dining kitchen, a sun room, and a utility room. With excellent storage, and wardrobes to both bedrooms, there is a generous attic space with loft ladder access. The property also benefits from double glazing, gas fired central heating and a real flame gas fire in the sitting room, providing a warm and comfortable home. Externally, there is a charming garden to the front, with borders, hedging and birch trees, leading to further garden ground to the side and rear which has a rockery area and well stocked borders. The garden at the back benefits from a gravelled area, which leads to steps to a steep garden, with a path and handrail and an embankment of wild flowers, shrubs and small trees. There is also a greenhouse to the rear, and an additional path back round to the front and to the private driveway parking to the front of the attached garage.

Only seven miles from the Borders Railway, which runs from Tweedbank to Edinburgh, Edinburgh is also easily accessible via the A68, along with most Borders towns, plus the Borders General Hospital, which lies on the outskirts of Melrose.

Edinburgh 34 miles. Melrose 6 miles. Tweedbank 7 miles. Lauder 8 miles.

(All distances are approximate)

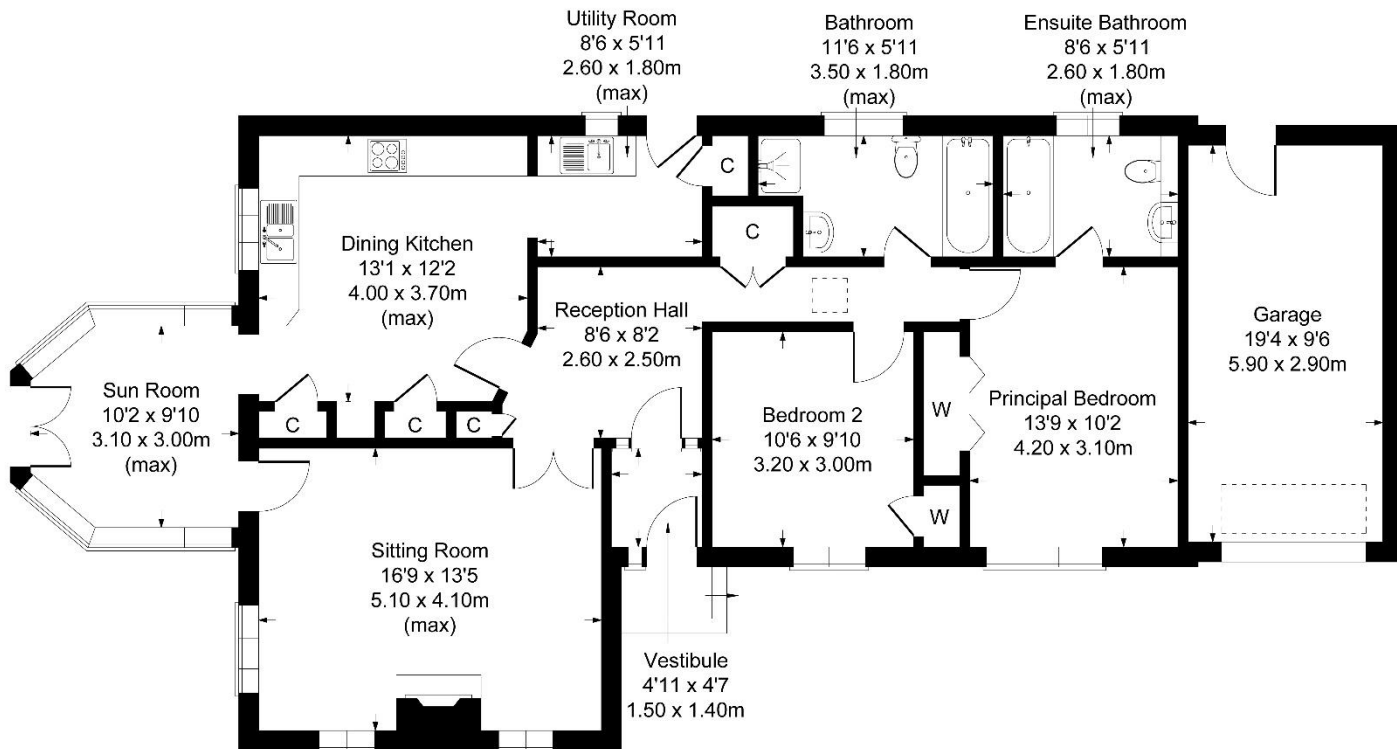
Location:

Braefoot is situated in the popular Borders town of Earlston which has a wide range of amenities which include a small Morrisons supermarket with petrol station, a selection of shops, pubs, and hotels. Melrose, six miles from Earlston, also provides a larger selection of shops, hotels and eateries plus access to the Borders General Hospital. For a wider selection of amenities, Galashiels is a further ten miles from Earlston and has a Tesco, an ASDA, a Marks & Spencer, many other High Street brands and a cinema. Excellent primary and secondary schooling is available in Earlston, with the high school, continually ranking highly throughout Scottish state schools. There is also private schooling at St. Mary's Prep School for ages 3-13 in Melrose. Local tourist attractions can be found across the region including Scotts View, Melrose Abbey, Abbotsford House, Mellerstain House and a selection of gardens across the area. For the outdoor enthusiast there is fishing on the River Tweed, horse-riding, walking, golf, shooting, and mountain biking making it a highly desirable area with numerous activities. The property is well placed for commuting to Edinburgh and most Border towns with direct access to the A68, which runs to Edinburgh in the North and Newcastle in the South. The Borders Railway running from Tweedbank to Edinburgh lies approximately seven miles from Earlston, with a further station in Galashiels at the Transport Interchange.

Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 40 miles and 66 miles away respectively.



Braefoot, Haughhead Road, Earliston TD4 6EF



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Directions:

For those with satellite navigation the postcode for the property is: TD4 6EF
Coming from Edinburgh take the A68 South, passing through Pathhead, and Lauder. Enter Earlston and take the first right onto Mill Road and immediately right again onto Haughhead Road. Continue on this road until you come to the last house on your right, before open countryside, which is Braefoot.
Coming from the South take the A68 North and proceed into Earlston. On passing the right turn onto the High Street, take the immediate left turn into Mill Road and immediately right onto Haughhead Road and follow the above directions.

FURTHER INFORMATION:**Fixtures and Fittings:**

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, gas fired central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: E

EPC Rating:

Current EPC: D67

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



Macpherson Property
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk
Web: www.macphersonproperty.co.uk