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9 JANEFIELD, EARLSTON, TD4 6EQ
CHARMING TWO BEDROOM MAISONETTE WITH GARDEN

EPC D
OFFERS OVER £140,000

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We are delighted to offer for sale this charming two bedroom two bathroom maisonette style property situated in the heart of Earlston, well placed for local amenities and also the nearby countryside and riverside walks. Ideal for commuting to Edinburgh, the property boasts beautiful traditional features as well as a private mature garden to the rear. Viewing is essential to appreciate its charm.

The property is entered via steps at the rear to its private front door which opens in to a primary hallway with a range of coat hooks. A timber and glazed door leads through to the inner hallway which has attractive stripped timber flooring and a staircase to the upper level where the master suite is situated. There is also a useful storage cupboard. The lounge, which is located to the front and has a beautiful open outlook towards the surrounding countryside, is a bright and spacious room decorated in neutral tones with exposed wooden floorboards and a cosy woodburner offering a pleasant focal point. There is a small cupboard in here which houses the meters. The kitchen, overlooking the rear garden, is a surprisingly spacious room with ample room for a large table and chairs. There is a range of beech effect floor and wall units and the boiler is located behind a wall unit. Space for white goods includes an upright fridge freezer, dishwasher, washing machine and cooker and situated beneath the window is a one and half bowl stainless steel sink and drainer. Also located on this lower level are the shower room and bedroom 2. Bedroom 2 is a small double room situated to the front of the property. It is pleasantly decorated and has carpet flooring. The shower room comprises a three piece white suite of corner shower enclosure (with mixer shower), wash hand basin and WC.

A turning stair from the hallway leads up to a small landing and provides access on the upper level to a large double bedroom with excellent built in storage space and a well presented three piece bathroom which also has a charming stainless glass feature.

Externally to the property, there is a private area of garden with well kept lawn and mature shrubbed borders. There are clothes drying facilities and a timber garden shed.

Earlston is a small town in the Scottish Borders, known for its peaceful countryside, historic character, and strong community spirit. Situated near the River Leader, Earlston has a rich agricultural heritage and serves as an important local centre for nearby villages. The town is closely connected with the famous 13th-century poet and prophet Thomas the Rhymer, who is believed to have lived nearby at the ruins of Learmonth Tower. Earlston combines traditional Scottish charm with modern facilities, including schools, shops, cafés, and sports clubs. The surrounding landscape features rolling hills, farmland, and scenic walking routes that attract visitors throughout the year. Local events and community activities help maintain a welcoming atmosphere for residents and tourists alike. Although

relatively small, Earlston plays an important role in the cultural and social life of the Borders region, offering a quiet but vibrant example of rural Scottish life. The town is well placed on the A68 for commuting to Edinburgh City Centre in around 45 minutes.

ROOM SIZES:

Lounge 3.51 x 4.31
Kitchen 3.51 x 3.09
Bedroom 2.88 x 3.27
Shower Room 1.91 x 2.13
Bedroom 3.51 x 5.15
Bathroom 1.91 x 3.35

SERVICES: Mains water, drainage & electric. Gas central heating and double glazing.

EPC RATING: D **COUNCIL TAX BAND:** A

FIXTURES AND FITTINGS: The sale shall include all carpets, curtains, light and bathroom fittings

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.rightmove.co.uk, www.onthemarket.com and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

