



The Crossing House
Georgefield Road, TD4 6FE

Deans 
Solicitors & Estate Agents LLP



DETACHED BUNGALOW

- Sitting Room
- Conservatory
- Kitchen
- Three Bedrooms
- Three En-Suite Bathrooms
- Gas Central Heating & Double Glazing
- Private Garden Grounds
- Large Driveway
- EPC Rating – D



Peacefully situated, this charming detached bungalow minutes from the High Street, local primary and secondary schools is located within the desirable village of Earlston. The High Street provides local day to day shopping requirements, cafes and bars with further specialised shopping to be found a short drive away in Galashiels which also has a train station travelling to Edinburgh City Centre and the South. The well-presented accommodation would make an ideal purchase for the retired couple or young family and would also make an excellent B & B (providing relevant permissions are obtained). Welcoming entrance hallway, lovely sitting room with feature fireplace housing the living flame gas fire open plan to the fitted kitchen, generously proportioned conservatory overlooking the rear garden and three delightful double bedrooms all with en-suite bathrooms. The property is situated within large, mature and fully enclosed garden grounds with a driveway providing off-street for 4/5 cars. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, washing machine, dishwasher, fridge-freezer and light shades. All appliances included in the sale are sold as seen with no warranty provided.





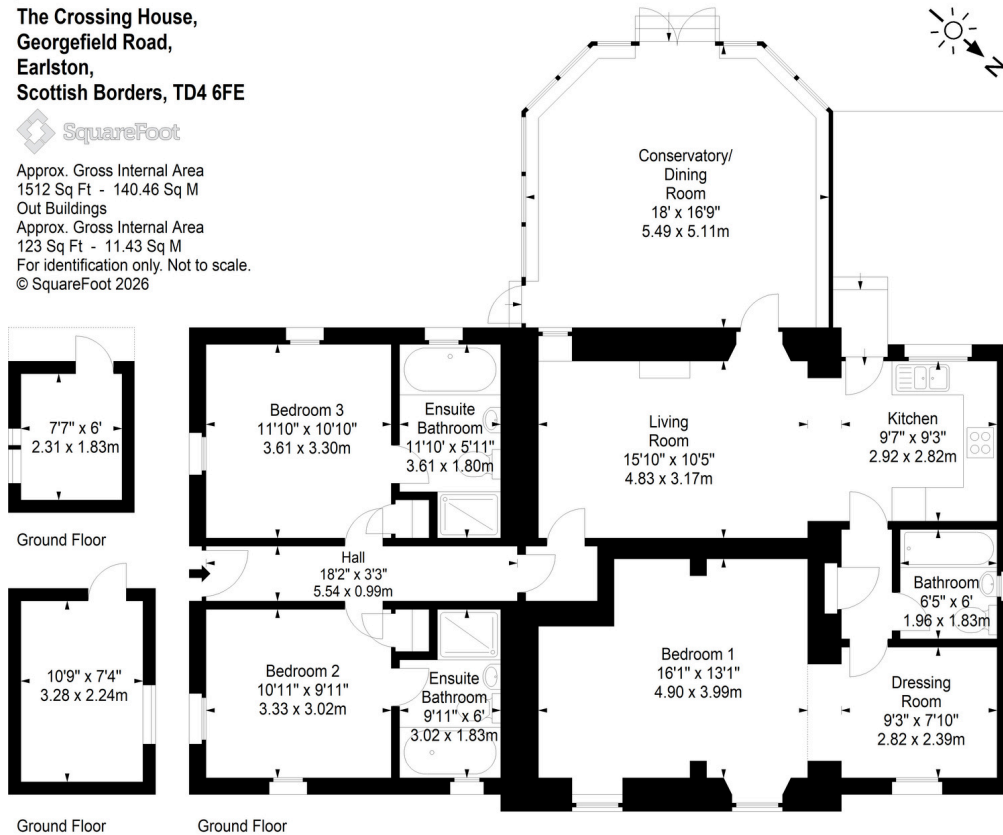
**The Crossing House,
Georgefield Road,
Earlston,
Scottish Borders, TD4 6FE**



Approx. Gross Internal Area
1512 Sq Ft - 140.46 Sq M
Out Buildings

Approx. Gross Internal Area
123 Sq Ft - 11.43 Sq M

For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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