

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Belmont, High Street, Earlston

TD4 6HG

Offers Over £360,000



Belmont is an extremely spacious and substantially upgraded semi-detached family home, situated in the heart of the popular town of Earlston with excellent amenities on the doorstep. Offering flexible and versatile accommodation over three floors, the property comprises a welcoming hall, large sitting room with French doors leading to the garden and ample space for a dining table, dining kitchen, play room/dining room, utility room and store, downstairs WC, five double bedrooms, bathroom and additional shower room, together with a large attic. The property benefits from gas central heating, double glazing and solar panels, with a generous garden to the rear and a driveway. Ideally suited to a growing family, the property offers an impressive amount of living space in a convenient central location and is close to both primary and secondary schools. Viewing is absolutely essential to fully appreciate all that this lovely property has to offer.



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TD4 6HG

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Hall
Sitting Room
Dining Kitchen
Play Room/Dining Room
Utility Room & Store
Downstairs WC
Five Double Bedrooms
Bathroom
Shower Room
Large Attic

Gas Central Heating
Double Glazing
Solar Panels

Garden to Rear
Drive



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, solar panels.

EPC

D

Council Tax Band

F

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
Saturday: 9.00am to 12.00 noon

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Belmont, High Street, Earlston

Approximate Gross Internal Area = 232.4 sq m / 2501 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (101331552)

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.