



Foreman's Cottage

Earlston, TD4 6HG



3 bed

1 public

1 bath



A Super Renovation Project, This Charming Stone Built Property Is Set In The Heart Of Earlston, A Super Commuter Spot With A Great Range Of Amenities And Transport Links.

Comprising; Entrance Hallway, Living Room, Kitchen, Three Bedrooms, Bathroom, Enclosed Private Garden.



FOREMANS COTTAGE

A period cottage in a characterful row, Foreman Cottage is traditional stone built property set in the heart of the popular town of Earlston – with super connections and a range of amenities it is well placed for the modern buyer and benefits instant access to glorious open countryside.

The property sits on the High Street where ample unrestricted parking is readily available, and shops are within a short walk. The property itself is ready for renovation and requires some remedial repairs; offering an enthusiastic buyer the opportunity to modernise and upgrade to suits their own taste and requirements. The main door opens to a hallway leading on to the bright living room and adjoining kitchen, with a half stair extending to the rear door access to the private garden, and leading on to the first floor. Two comfortable bedrooms sits to the front, with a fully fitted bathroom also on the first floor. An attic conversion hosts a third bedroom or living area.

LOCATION

Convenient for amenities and leisure facilities, Earlston is a popular area for families, benefitting excellent educational and recreational services - with the very well regarded High School, Primary school and nursery facilities just a short walk. There are nearby sporting activities in the surrounding area including golf, fishing and horse riding along, with walking on the Earlston circular Jubilee Walk which takes in some superb local views.

Local facilities include a variety of independent shops, hotels, fruit & veg shop and newly opened Coop supermarket. Ideally located to the nearby towns of Kelso and Galashiels which are within a 10-mile radius, Earlston is popular with commuters to Edinburgh via the A68, with the Borders Railway offering a faster route to Edinburgh from nearby Tweedbank.

HIGHLIGHTS

- Renovation Opportunity
- Charming Stone Built Cottage
- Central Location
- Private Garden
- Excellent Connections – Linking A68 & Railway at Tweedbank

SERVICES

Mains Electric, Gas, Water & Drainage. Double Glazed.

COUNCIL TAX



Band A.

ENERGY EFFICIENCY

Band D.

VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01750 724 160 -lines open until 10pm 7 days a week.

PRICE & MARKETING POLICY

Fixed Price £116,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.