



Hydrangea Cottage

Thornbank, Earlston, TD4 6DY



Charming & Centrally Positioned Detached Bungalow Offering Bright, Well Appointed Accommodation with a Pleasant Enclosed Garden Front & Rear.

Entrance Hall, Cloak Cupboard, Living Room, Dining Kitchen, Sunroom, Two Double Bedrooms, Family Bathroom.



Benefiting from a central Borders position, Hydrangea Cottage sits in a quiet cul de sac within the popular village of Earlston – with shops, amenities and excellent transport links just a short walk, making this detached bungalow an ideal property for retirees and downsizers. With a pleasant garden to the front and rear, the property has a good level of privacy and is comfortably proportioned, while remaining low maintenance.

LOCATION

Centrally positioned in the popular village of Earlston, Hydrangea Cottage is conveniently placed for amenities and leisure facilities. Earlston has 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, a post office 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.

ACCOMMODATION

With a neat and colourful garden to the front, with paving, a well-kept lawn and planted borders, the main door opens to a hallway and useful cloak cupboard for storage, extending to the main living area which is bright and well-appointed with a feature fireplace. The dining kitchen sits quietly to the rear and is fully fitted with a good selection of wall and base units, with plenty space for dining furnishings. The sunroom is a pleasant addition and takes in the best of the garden with a good level of privacy and fitted blinds and tile flooring. Both bedrooms open from the central hall and are comfortable doubles with in-built storage and the bathroom is fitted with a walk-in shower, bath, W/C and pedestal sink, with further accessories including heated towel rail and storage. To the rear, the courtyard style garden is fully enclosed with mature border, patio, drying pole and garden shed.

ADDITIONAL INFORMATION

All blinds, fitted carpeting, integral appliances and garden summerhouse, as viewed, are included in the sale price.

SERVICES

Mains gas, electric, water and drainage. Fully double glazed.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY

Band D.

VIEWING AND 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.

MARKETING POLICY

Offers 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.