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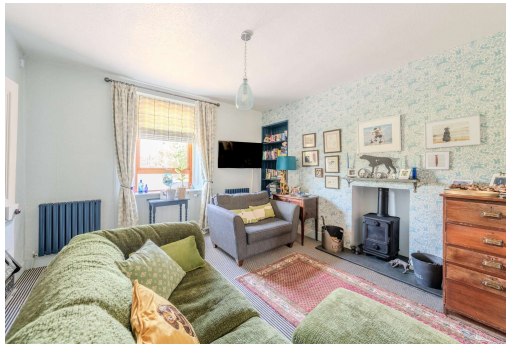


3 Kidgate

Earlston, TD4 6DW

Offers Around £185,000





Full of charm this welcoming cottage is perfectly placed for a range of amenities, recently upgraded to host comfortable living space, two double bedrooms, and a sweet private rear garden.



3 KIDGATE

A fantastic find with a charming country inspired interior, this well positioned cottage sits in the heart of Earlston making access to both modern amenities and open countryside easy – 3 Kidgate is a super home for those searching for a welcoming home with a real sense of style.

In a prime position for an excellent choice of transport links and facilities, 3 Kidgate is positioned just off the main thoroughfare of the town. The property opens to a bright hallway, where the living room with feature stove, adjoining kitchen and sun room provide ably for living and entertaining. Also on the ground floor is a fitted bathroom and cloaks cupboard.

Upstairs, a split landing extends to the shower room, with two well appointed stylish bedrooms and storage space.

Externally the private rear garden has been thoughtfully landscaped to allow for al fresco dining, as well as an enclosed and secure space for children or pets and is easily managed with paving and colourful borders.

LOCATION

Convenient for amenities and leisure facilities, Earlston is a popular area for families, working professionals and retirees alike. Benefitting excellent educational and recreational services Earlston is a vibrant community with beautiful countryside on the doorstep.

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, cafes, eateries, petrol station and 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

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

ADDITIONAL INFORMATION

All fitted flooring, light fittings, curtain poles, blinds and integrated kitchen appliances as viewed are included.

SERVICES

Mains electric, gas, water and drainage. Double glazed.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Band D.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £185,000 are invited and should be submitted to

the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. 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.

