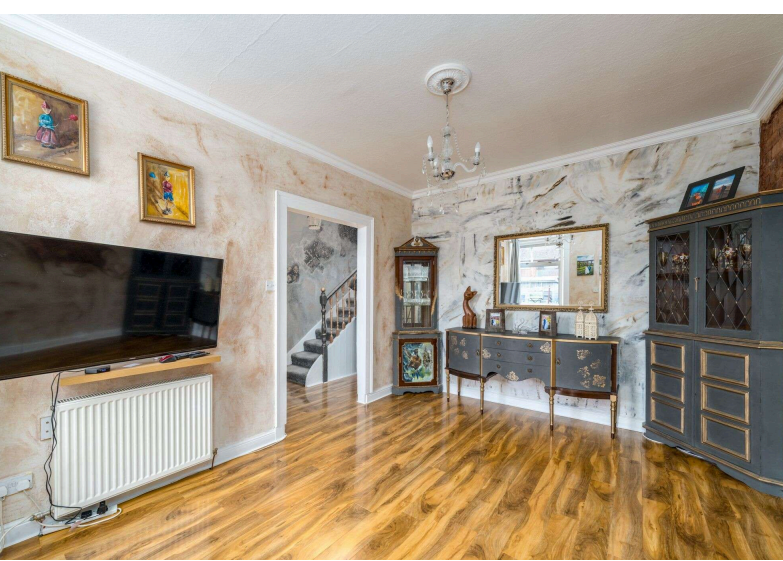


HASTIN^{LEGAL}&S



7 Kilknowe

Offers Over £129,000

Earlston, TD4 6HN



3 bed



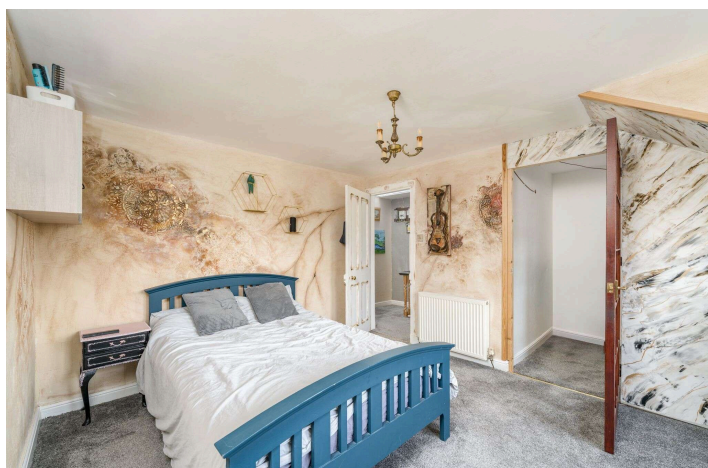
2 public



1 bath



Spacious And Versatile Maisonette, Situated In The Popular Village Of Earlston With Good Commuter Links And Schooling, 7 Kilknowe Is Perfect For The First Time Buyer Or Growing Families.



7 KILKNOWE

Set in the heart of the ever popular village of Earlston, this fantastic first and upper maisonette offers bright spacious and versatile accommodation across two levels – ideal for first time buyers or young families. Tastefully presented throughout, the property features two generous public room that provide flexible living and dining options, a stylish galley kitchen, small study perfect for home working, and a well-appointed shower room. Upstairs, leads to two comfortable double bedrooms, with the master benefitting a walk in wardrobe and lovely views towards the Black Hill and a single bedroom/additional study space. Externally, there is a private area of garden, mainly laid to lawn with small patio and timber shed; plenty of parking available on street to both front & rear. The layout is both practical and adaptable to suit, with plenty of natural light enhancing the sense of space throughout. Located just a short walk from the highly regarded Earlston High School and within easy reach of local amenities and commuter links, the property combines village charm with everyday convenience.

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 Morrisons 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 SUMMARY

Entrance Hall, Galley Kitchen, Dining Room, Living Room, Office, Shower Room, Master Bedroom with walk in wardrobe, Bedroom Two, Box Room

HIGHLIGHTS

- Ideal First Time Buy
- Flexible & Versatile Accommodation
- Bright & Spacious
- EHS Catchment



SERVICES

Mains electric, gas, water and drainage. Double glazed

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING & HOME REPORT

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.

PRICE & MARKETING POLICY

Offers over £129,000 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.