



5 WESTFIELD ROAD EARLSTON TD4 6DX

5 Westfield Road Earlston is a well presented 3-bedroom semi-detached family home and located in a quiet, sought-after residential area in Earlston, only a two minute walk away from the Town Centre and close to Primary School and Earlston High School. The property boasts gas central heating and upvc double glazing and is set on an easy to maintain plot with off street parking and beautiful rear garden. The spacious layout features a sitting room, kitchen, dining room, boot room, utility room, WC, bathroom and 3 bedrooms with one ensuite. Ensure to book your viewing today to not miss your chance on this great opportunity.



Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



EPC:

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Location:

Earlston is a picturesque town, nestled within the beautiful Scottish Borders Countryside and is only a few miles away from visitor sights such as Scott's View or The William Wallace Monument.

Earlston's ideal location sits approximately 34 miles south of Edinburgh and approximately 31 miles east of Berwick-upon-Tweed, accessible via the B6460. A bus service runs regularly to other Borders Towns such as Melrose, Galashiels and Tweedbank. Tweedbank's new Waverley Line can be reached in about 15 Minutes via car.

Earlston features its own local Health Centre, a Petrol Station with adjoining CO-OP shopping facilities, a Premier Shop, nursery, Primary School, High School and further small businesses, and gives plenty of opportunities for outdoor activities.

Property:

- 2 Double Bedrooms (one en-suite)
- 1 Single Bedroom
- Conservatory to Front
- Living Room
- Dining Room
- Spacious Family Kitchen
- Boot Room
- WC
- Family Bathroom
- Garden to Rear

Measurements:

See floor plan (all measurements are approximate and taken at the widest point)

Offers over £180000

Services:

Gas Central heating, mains water and drainage, electricity, double glazing.

Council Tax Band: D

Home Report:

Available on request from agent

EPC: C

Requests/Viewing Arrangements:

register interest or any further enquiries by contacting info@edingtonlaw.co.uk or by phoning the office on 01896 756161



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