



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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1 Blackhill View High Street, Earlston, TD4 6HQ

Guide price £240,000





# 1 Blackhill View High Street

- Town Centre Home
- Dining Kitchen
- Off-Street Parking & Garage
- Close to Amenities
- Excellent Schooling Nearby
- Two Bedrooms
- Wood Burning Stove
- Large Rear Garden
- Commutable To Edinburgh
- Ideal First Time Buy

1 Blackhill View is an immaculately presented and characterful two-bedroom period home, ideally situated in the heart of Earlston town centre, close to all local amenities, transport links and schooling. Blending fine period features with modern convenience, the home offers well-balanced accommodation over two floors perfect for first-time buyers and young families alike. The ground floor offers a well-proportioned dining kitchen and a beautifully presented lounge, with cosy wood burning stove. Upstairs, there are two spacious double bedrooms, both benefitting from marvellous views over the surrounding countryside, and a well-appointed bathroom. Externally, there is a large private rear garden including a charming courtyard and outdoor gym area, providing an excellent outdoor living space. The property further benefits from private off-street parking, a single garage, gas central heating and double glazing.

## ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - DINING KITCHEN - TWO BEDROOMS - BATHROOM -



### Internally

Internally, the property opens into a welcoming entrance hallway with staircase to the upper level and access to the principal ground floor accommodation. There is also a back door leading out to the gardens. The lounge is a beautifully presented and generously proportioned space, with dual aspect views to the front and back. A charming wood burning stove set within a feature fireplace provides the perfect centrepiece for the room, ideal for both relaxing and entertaining. The dining kitchen provides another bright and spacious sociable space, well equipped for demands of a growing family. On the upper floor, a bright landing leads to two well-proportioned bedrooms. The principal bedroom is particularly spacious, benefitting from a dedicated dressing room, all finished with bold contemporary finishings. The accommodation is completed by a stylish family bathroom, finished to a very high standard. The property benefits from gas central heating and double glazing throughout.

### Kitchen

The dining kitchen is fitted with timeless cream shaker-style units, complemented by wood-effect laminated worktops incorporating an inset sink with mixer tap. Integrated appliances include an electric oven, ceramic hob with extractor hood, dishwasher and washing machine, with additional space provided for a large American-style fridge freezer. Vibrant tiling adds a splash of colour and character, completing the look and enhancing the overall finish of this well-appointed space.





### Bathroom

The bathroom has been thoughtfully curated with a stylish contemporary suite comprising a bath with shower over, wash hand basin and WC. Premium fittings are complemented by striking terrazzo-style tiling, creating a bold yet refined aesthetic. There is generous built-in storage and a heated towel rail, adding a touch of everyday luxury and convenience.

### Externally

The rear garden is a beautifully tiered and thoughtfully landscaped outdoor space, designed to offer a balance of relaxation, entertaining and practicality. Adjacent to the house, a charming paved courtyard with decorative slabs provides an excellent entertaining space. A flight of stairs leads to a decked terrace and lawn area, perfect for families and recreation. To the upper level, a raised patio area features a timber pergola currently set up as an outdoor fitness area. The rear gate allows access to the detached garage.

### Outbuildings

There is a timber framed garage located to the rear of the garden perfect as an additional storage area.

### Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale.

### Services

All mains services are present including water, electricity, gas and drainage.

### Location

Set in the Lauderdale Valley to the north east of the central borders, Earlston lies around 45 minutes south of Edinburgh, and is conveniently located for access to the main Border towns. Dating from at least the 13th Century, Earlston is said to be the home of Thomas Learmonth, better known as Thomas the Rhymer. The town benefits from a good selection of local facilities including independent shops, cafes, pubs, a church, petrol station, small supermarket and excellent local schooling including Earlston High School, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018. The new Earlston Primary School has also recently opened providing an excellent standard of education for younger children.

### Council Tax Band

Council Tax Band B.

### Viewings

Viewings are strictly by appointment via James Agent.

### Home Report

A copy of the Home Report can be downloaded from our website.

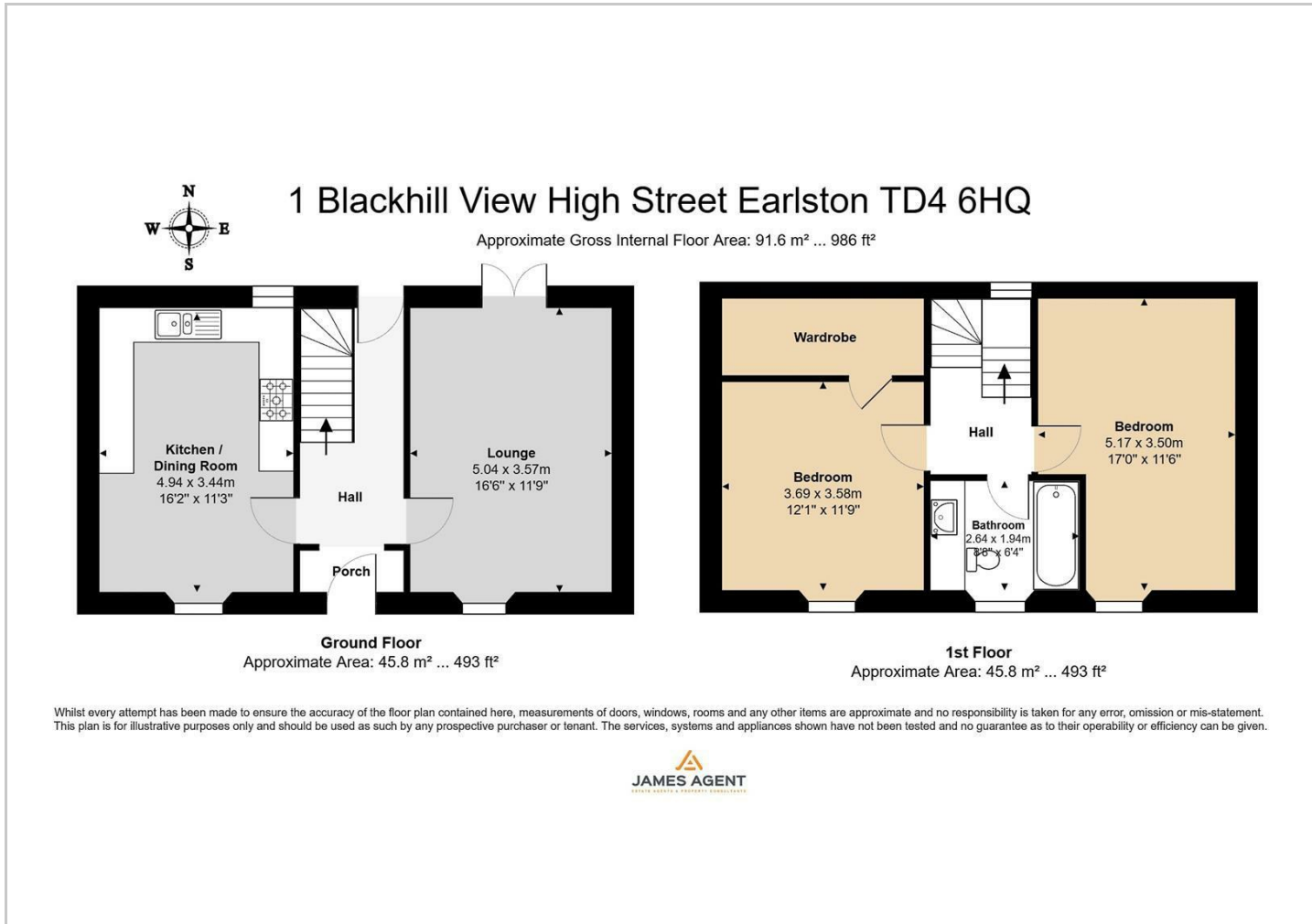
### Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





## Floor Plans



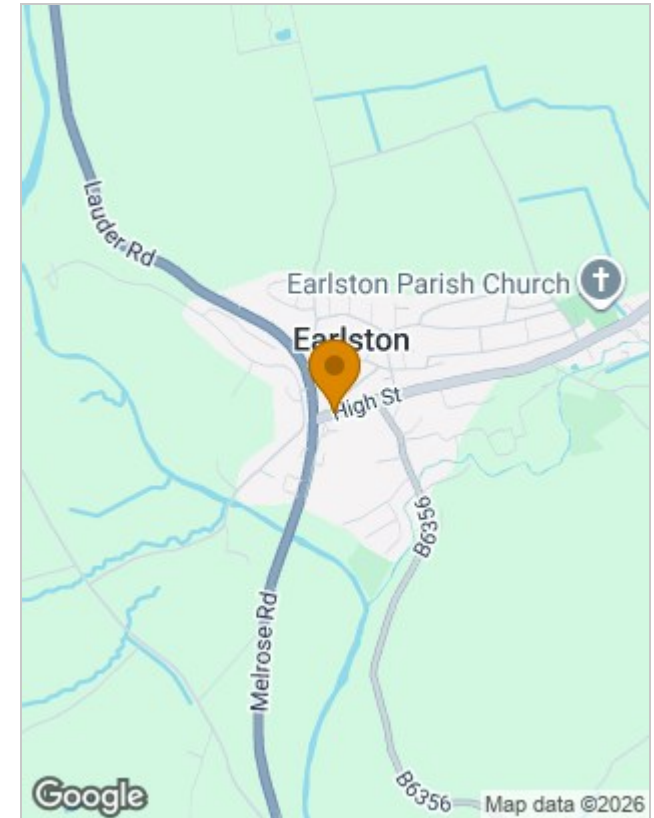
## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

## Location Map



## Energy Performance Graph

