



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS

 01896 808 777

 enquiries@jamesagent.co.uk

 www.jamesagent.co.uk



24 Everest Road, Earlston, TD4 6HB

Offers over £250,000





24 Everest Road, Earlston, TD4 6HB

- Magnificent Family Home
- Stylish Family Kitchen
- Immaculately Presented
- Excellent Primary & Secondary Schooling
- Commutable to Edinburgh
- 4 Bedrooms (Inc. Principal Suite)
- Large Lounge with Stove
- Driveway Parking
- Popular Residential Location
- Magnificent Countryside Views

We are delighted to bring to market this most impressive four-bedroom semi-detached family home, peacefully positioned within a sought-after residential area of Earlston, enjoying magnificent views over the surrounding countryside. 24 Everest Road offers generous, well-balanced accommodation over two floors, finished to an exceptional standard throughout. At the heart of the home lies a stylish open-plan kitchen and dining space, perfectly suited to modern family living and entertaining, while the welcoming lounge, complete with a cosy wood-burning stove, provides a warm and relaxing retreat.

The four bedrooms offer excellent flexibility, allowing the layout to adapt effortlessly for home working, hobbies, or growing families—creating a home designed to evolve with your lifestyle.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - DINING KITCHEN - UTILITY ROOM - CLOAKROOM - UPPER LANDING
- FOUR BEDROOMS (PRINCIPAL WITH EN-SUITE AND DRESSING AREA) - FAMILY BATHROOM -



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Internally

A welcoming entrance hall sets the tone for the home, offering a bright and practical space with access to the principal ground floor accommodation and a staircase leading to the upper level. The generous lounge provides an excellent living space, enjoying dual-aspect views to the front and rear which flood the room with natural light. A wood-burning stove creates a warm and cosy focal point, while French doors open directly onto the rear garden, making this a superb space for family life and entertaining. The real heart of the home is the impressive dining kitchen. This expansive space is perfectly suited to modern family living, with ample room for a large dining table and direct access to the garden, creating a seamless indoor-outdoor flow. The kitchen is very well equipped, offering excellent storage and every modern convenience. A separate utility room adds further practicality, keeping laundry and household tasks neatly tucked away, while a cloakroom is cleverly positioned off the utility. Upstairs, the first floor landing leads to four well-proportioned bedrooms. The principal bedroom is particularly impressive, benefitting from a dressing area and a private en-suite shower room, creating a comfortable and self-contained retreat. The other three bedrooms are served by a centrally located family bathroom.

Kitchen

The modern, sleek kitchen is exceptionally well appointed, featuring an excellent range of wall and base units complemented by sleek work surfaces incorporating a stainless steel 1.5 bowl sink with mixer tap. There is a comprehensive range of integrated appliances, including two electric ovens, microwave, electric hob (with stainless steel overhead extractor hood) and a dishwasher. There is also ample space to accommodate a large freestanding American-style fridge freezer. The kitchen is further enhanced by an attractive breakfast bar, ideal for casual dining or entertaining. The property also benefits from a separate utility room. This useful space is fitted with an additional storage and work surfaces incorporating a stainless-steel sink unit. There is under-counter space for both a washing machine and tumble dryer, making it ideal for keeping laundry and household tasks neatly tucked away.



Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a WC, pedestal wash hand basin and bath with overhead mixer shower and laminated splashbacks.

The ensuite is fitted with a contemporary three-piece suite including a WC, vanity wash hand basin and a walk-in shower enclosure with mixer shower.

The conveniently located ground floor cloakroom is ideal for guests and everyday use.

Externally

The rear garden is a fantastic family space providing a mixture of lawn and decking providing the perfect setting for outdoor activities with the family, dining and entertaining. The garden is fully enclosed by fencing, creating a safe and private environment for both children and pets. A standout feature is the modern garden room, finished in a contemporary style with large glazed doors, making it an ideal versatile space for use as a home office, gym or relaxation space.

To the front of the property, there is a large mono-block driveway, large enough for several vehicles.

Fixtures & Fittings

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

Services

Mains water, electricity and drainage are present. Electric Heating via modern panel heaters. Double Glazing Throughout.

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.





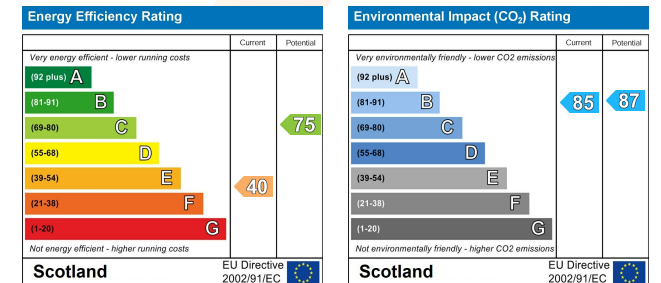
Floor Plans



Location Map



Energy Performance Graph



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