



7 Summerfield, Earlston, TD4 6ES

Offers over £95,000





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- First Floor Apartment
- Driveway & Private Gardens
- Excellent Schooling Nearby
- Walking Distance to Transport & Amenities
- 2 Bedrooms
- Ideal First Time Buy
- Investment Potential
- Lovely Views

7 Summerfield is a most spacious two-bedroom upper quarter villa located in a popular residential area just a stone's throw from Earlston town centre. The property boasts well-proportioned accommodation, generous private gardens and off-street parking, providing an ideal opportunity for a first-time buyer or downsizer.

ACCOMMODATION

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



Internally

A private ground floor entrance leads to the internal staircase providing access to the main living accommodation on the first floor. To the front, the generous lounge is a particularly appealing space, bathed in natural light and offering excellent views over the town towards the countryside beyond. The kitchen is set to the rear of the lounge and is thoughtfully laid out with a good range of storage and workspace. There are two well-proportioned double bedrooms. Completing the accommodation is a well-appointed bathroom fitted with a three-piece suite. The property benefits from double glazing and electric heating. Cavity wall insulation has been installed to enhance energy efficiency.

Kitchen

The kitchen is fitted with a range of wall and base units overlaid with laminated worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric double oven and electric hob with overhead extractor hood. There are undercounter spaces for a freestanding fridge/freezer and washing machine.

Bathroom

The bathroom is fitted with a three piece suite including WC, pedestal basin and bath with overhead electric shower and laminated splashbacks.



Home Report

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

Viewings

Strictly by Appointment Only via James Agent.

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.

Externally

The property benefits from generous private gardens to the front and rear of the property. To the front, the easily maintained garden has a small area of lawn and is surrounded by mature shrubs and trees. To the rear, there is a drying green area laid to lawn and bound by timber fencing. A real highlight is the off-street parking to the side of the property providing convenient parking and direct access to the property.

Fixtures & Fittings

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

Services

Mains water, electricity and drainage. Electric heating.

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.

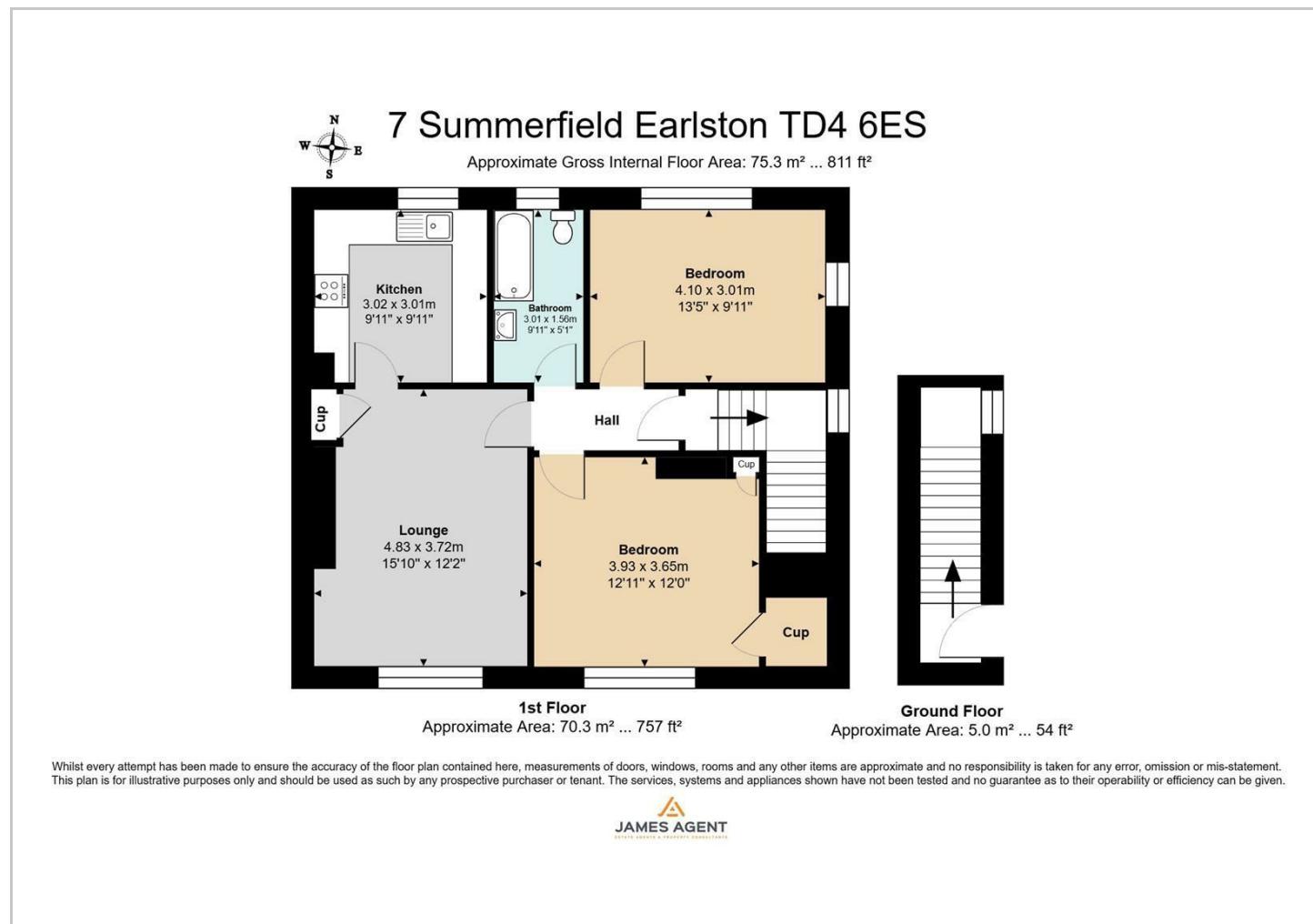
Council Tax Band

Council Tax Band A.

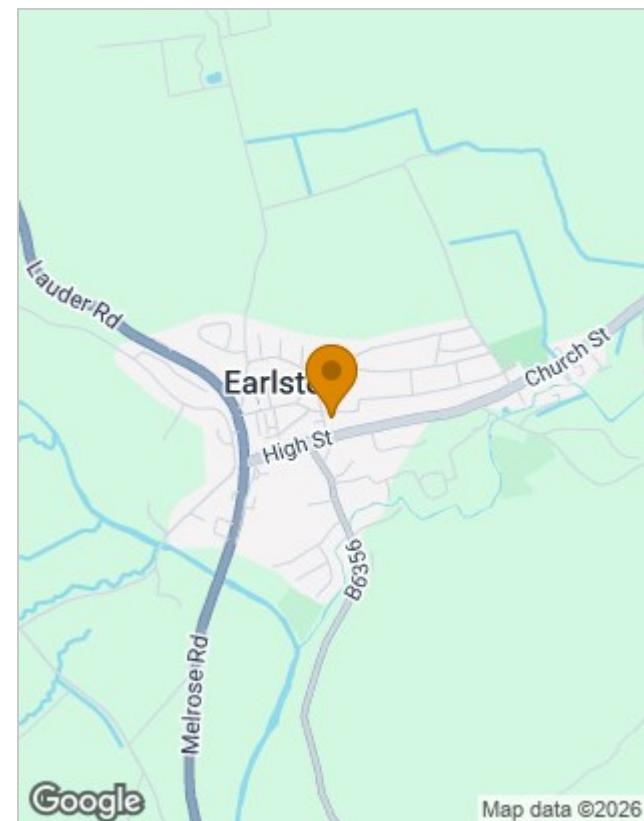




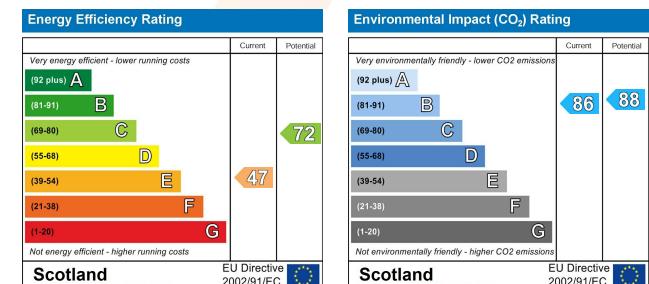
Floor Plans



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.