



23 Queens Way, Earlston, TD4 6EU

Guide price £150,000





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- 2 Bedroom
- Private Gardens with Summer House
- Ideal First Time Buy
- Driveway Parking
- Gas Central Heating & Double Glazing
- End of Terrace
- Excellent Local Amenities
- Local Schooling Nearby
- Sought-After Location

A well-presented two-bedroom home in the popular village of Earlston, offering practical and well-arranged accommodation across two floors. The property features a generous lounge, separate dining room, fitted kitchen and contemporary bathroom, complemented by useful built-in storage. Outside, there are well-maintained gardens to the front and rear, with the enclosed rear garden benefiting from a raised deck and an impressive timber summer house with bar and seating area, creating an excellent space for relaxing and entertaining.

ACCOMMODATION

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



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Internally

Entering the property, the hallway provides access to the main living accommodation and staircase to the first floor.

The lounge is a generously proportioned room offering plenty of space for comfortable furnishings. From here, the accommodation flows through to the kitchen, which provides a practical workspace with fitted units and work surfaces.

Adjacent is the dining room, a well-sized space ideal for everyday dining and entertaining, with double doors providing direct access outside.

Upstairs are two well-proportioned bedrooms, both benefiting from useful built-in storage, alongside the family bathroom, fitted with a three-piece suite.

Kitchen

The kitchen is fitted with a range of wood-effect wall and base units, complemented by dark worktops and a stylish tiled splashback. There is an integrated oven and hob, along with space for additional appliances including a washing machine and dishwasher. A window above the sink provides plenty of natural light, while a glazed external door offers convenient access outside.



Bathroom

The bathroom is finished with contemporary grey tiling and features a three-piece suite comprising a bath with glazed shower screen, pedestal wash-hand basin and WC. A window provides natural light and ventilation, creating a bright and practical space.

Externally

The property benefits from well-maintained gardens to both the front and rear. The front garden is mainly laid to lawn with mature hedging and a tree providing an attractive, established setting.

To the rear is an enclosed garden with a lawn, planted borders and paved area, complemented by a raised timber deck providing an ideal space for outdoor seating and entertaining.

Outbuildings

The rear garden also features a generous timber summer house, creating a fantastic additional space for relaxing and entertaining. Currently arranged with a bar and seating area, it offers a versatile retreat with lighting and plenty of room for a variety of uses.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included within the sale.

Services

Mains Services include water, electricity and drainage. The property is heated through electric heaters.

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. The new Earlston Primary School has also recently opened providing an excellent standard of education for younger children.

Council Tax

Tax Band A.

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly by Appointment Only via James Agent.

Offers

All offers should be submitted in writing in Standard Scottish 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

