





# 19 Oakbank Road

Earlston, TD4 6BL

- Semi-Detached House
- Modern Dining Kitchen
- Driveway & Detached Garage
- Ideal First Time Buy
- Ideal Commuter Location
- 2 Bedrooms
- Modern Bathroom Fittings
- Private Gardens
- Schooling Close-by
- Walking Distance to Transport & Amenities

19 Oakbank Road is a wonderful 2 bedroom semi-detached house located in a popular residential area of Earlston. The property boasts well-proportioned accommodation over two levels with private gardens, driveway and detached garage. The property further benefits from modern fixtures & fittings providing an ideal opportunity for either a first-time buyer or downsizer.

## ACCOMODATION

- ENTRANCE HALL - LOUNGE - KITCHEN/ DINING ROOM - HALL LANDING - 2 BEDROOMS - BATHROOM -



## Internally

A welcoming entrance hall sets the tone for this charming home, offering a practical storage cupboard and staircase rising to the upper floor. From here, the property flows naturally into the generous lounge, a bright and comfortable space ideal for both everyday living and entertaining, with ample room for a full range of furniture.

To the rear, the lounge opens into the kitchen/dining room, thoughtfully laid out with a good range of fitted units, worktop space and room for a dining table. This sociable area is perfect for family meals and gatherings, with direct access through to the conservatory. Flooded with natural light, the conservatory provides a versatile additional living space, ideal as a relaxing sitting area, dining space or home office, with views over the garden.

Upstairs, the upper landing provides access to two well-proportioned bedrooms, both offering excellent storage with fitted wardrobes. The principal bedroom is particularly spacious, while the second bedroom is ideal as a guest room, child's bedroom or home office. Completing the accommodation is the family bathroom,

## Kitchen

The dining kitchen is fitted with a great range of shaker style wall and base units and overlaid with laminated worktops and incorporates a 1.5 stainless steel bowl with mixer tap. Integrated appliances include electric oven, electric hob and extractor hood. There is also undercounter space for a washing machine and dishwasher. Large windows and french doors to the conservatory provide excellent natural light and garden views.



#### Bathroom

The sleek modern bathroom is fitted with a three piece suite including WC, vanity wash hand basin and bath with overhead shower and tiled splashbacks.

#### Externally

Externally, the property enjoys private, low-maintenance gardens. The front offers a generous driveway providing off-street parking. The enclosed rear garden offers a mix of paved patio space ideal for outdoor seating, bordered by well-kept shrubs and mature hedging for privacy, making this a perfect outdoor space for relaxation with minimal upkeep.

#### Outbuildings

In the rear garden, a summer house is positioned at the end of the garden and makes the perfect additional lounging space for when the sun is shining. There is also a large handy timber shed. To the front there is a single garage well suited for additional storage or a home gym.

#### 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.

#### Fixtures & Fittings

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



#### Services

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

#### Council Tax

Council Tax Band C

#### 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

**19 Oakbank Road, Earlston, TD4 6BL**

Approximate Gross Internal Floor Area: 80.7 m<sup>2</sup> ... 869 ft<sup>2</sup> (excluding garage)

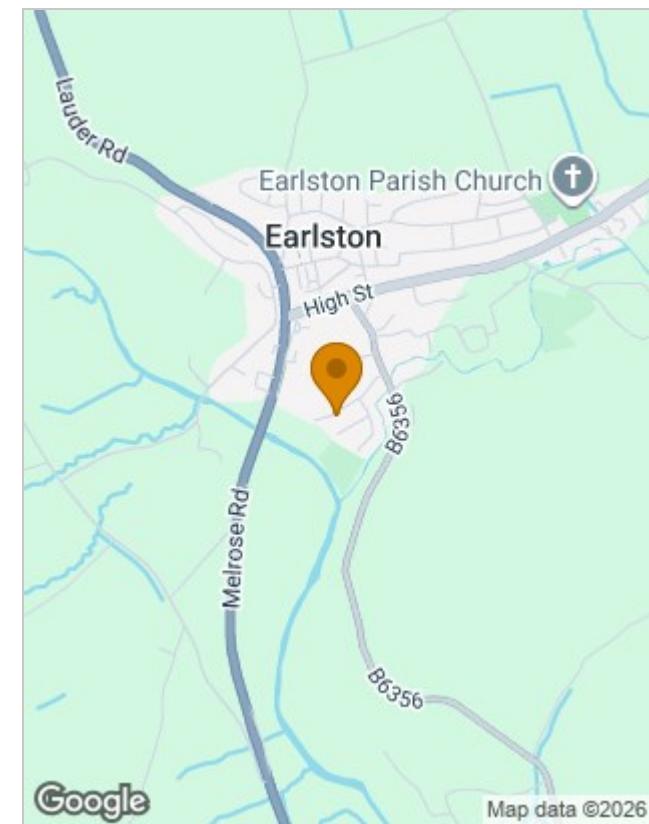
**Ground Floor**  
Approximate Area: 11.6 m<sup>2</sup> ... 125 ft<sup>2</sup>

**1st Floor**  
Approximate Area: 35.9 m<sup>2</sup> ... 386 ft<sup>2</sup>

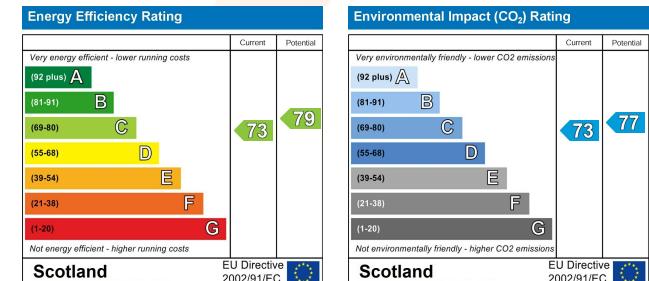
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

**JAMES AGENT**  
SPECIALISTS IN PROPERTY MANAGEMENT

## 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.