



5 Kilknowe East End, Earlston, TD4 6HN

Guide price £85,000





5 Kilnowe East End Earlston, TD4 6HN

- Ground Floor Flat
- Private Garden
- Ideal First Time Buy
- Double Glazing & Gas Central Heating
- One Bedroom
- Excellent Local Amenities
- Sought-After Location
- Central Village Location

We are delighted to bring to market 5 Kilnowe, a well-presented one-bedroom property located in the popular Borders town of Earlston. The property offers bright and well-proportioned accommodation on one level, comprising a spacious sitting room, fitted kitchen with adjoining utility area, generous double bedroom and bathroom, along with excellent storage throughout. Externally, the property further benefits from a paved garden area to the front and an enclosed courtyard to the rear.

ACCOMMODATION

- ENTRANCE HALLWAY - SITTING ROOM - KITCHEN - UTILITY - BATHROOM -



Internally

The property is entered via an entrance hall which leads through to the main hallway, providing access to the accommodation. The sitting room is a well-proportioned reception space positioned centrally within the home, with direct access through to the kitchen. The kitchen is set to the rear of the property and leads to a useful utility area, with external access.

The accommodation further comprises a spacious double bedroom positioned to the front of the property and a bathroom fitted with a three-piece suite. Two useful storage cupboards are accessed from the hallway, providing excellent additional storage space.

Kitchen

The kitchen is fitted with a good range of wall and base units, complemented by dark laminate worktops and tiled splashbacks. A stainless steel sink with drainer and mixer tap is incorporated into the worktop, while appliances include a freestanding gas cooker with extractor hood above. There is also space for a washing machine and under-counter fridge, providing a practical and functional kitchen space.

Bathroom

The bathroom is fitted with a three-piece suite comprising WC, pedestal wash hand basin and bath with shower over and glass screen. The room is finished with tiled splashbacks.





Externally

To the front of the property is a generous paved patio area, bordered by mature hedging and traditional railings, creating an attractive outdoor space with ample room for seating, garden furniture and planted pots. There is also an easily maintained area of lawn, adding further usable garden space. To the rear, the property benefits from an enclosed courtyard, providing a practical additional area for outdoor use. The garden space is completed by a separate drying green located to the rear of the property.

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

Council Tax Band A.

Fixtures & Fittings

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

Services

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

Home Report

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

Viewings

Strictly by Appointment via James Agent.

Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.

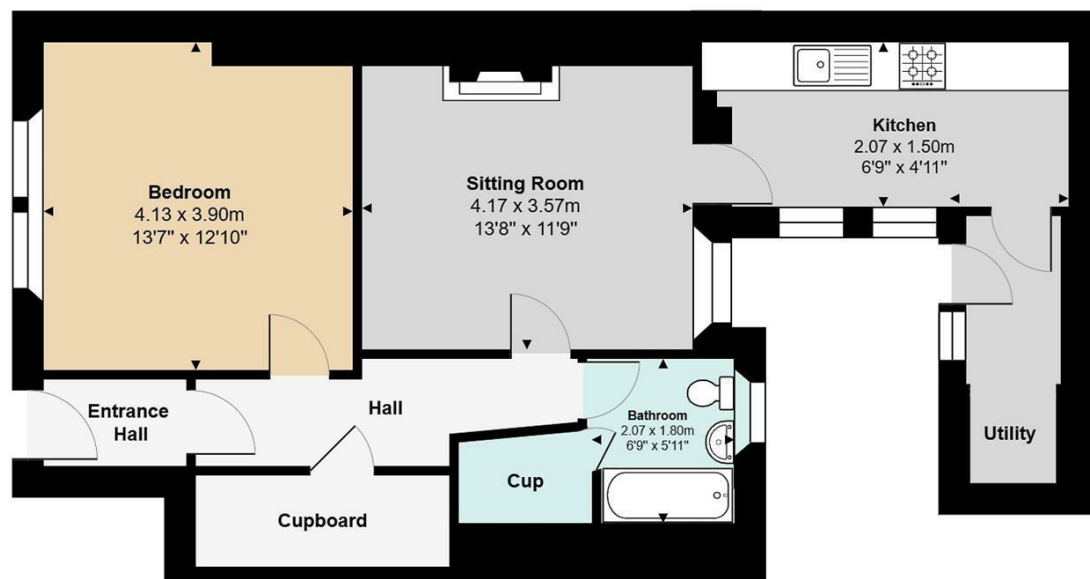




Floor Plans



Approximate Gross Internal Floor Area: 63.1 m² ... 679 ft²



JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

Viewing

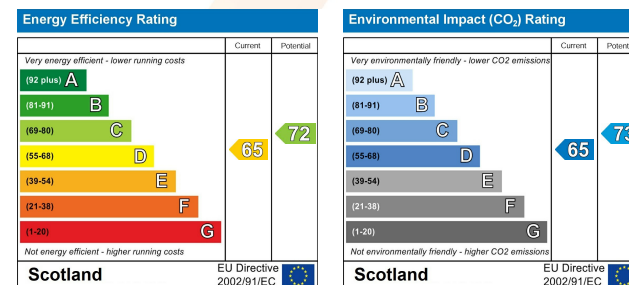
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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.

Location Map



Energy Performance Graph



13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB