



Braeside is a deceptively spacious and versatile four-bedroom semi-detached property situated in the popular Borders town of Earlston. Immaculately presented, with a number of period features, the house sits in a strong school catchment with excellent transport links.

Internally, the accommodation comprises four bedrooms, a bathroom, a sitting room, a dining room, a kitchen with breakfast room off, and a downstairs wc. There is also loft ladder access to the attic offering additional storage.

Externally, there is a private parking bay to the front of the property, and a generous front garden with feature dry-stone walls and borders. To the side lies a patio area, accessed from the rear hall, and a garden at the back has a lawn area plus a garden shed with power and lighting.

Only seven miles from the new Borders Railway, which runs from Tweedbank to Edinburgh, the property is conveniently located for commuting, and lies within a strong primary and secondary school catchment. Edinburgh is also easily accessible via the A68, with most Borders towns plus the Borders General Hospital readily available from this central location.

**Edinburgh 34 miles. Melrose 6 miles. Tweedbank 7 miles. Lauder 8 miles.
(All distances are approximate)**

Location:

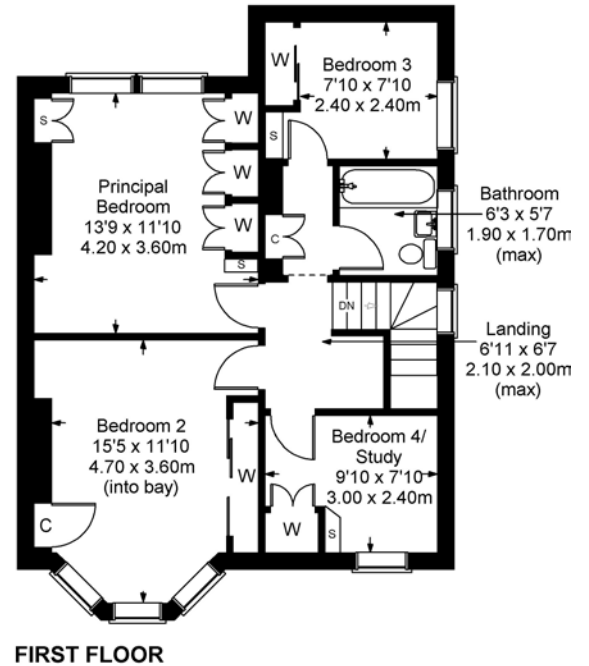
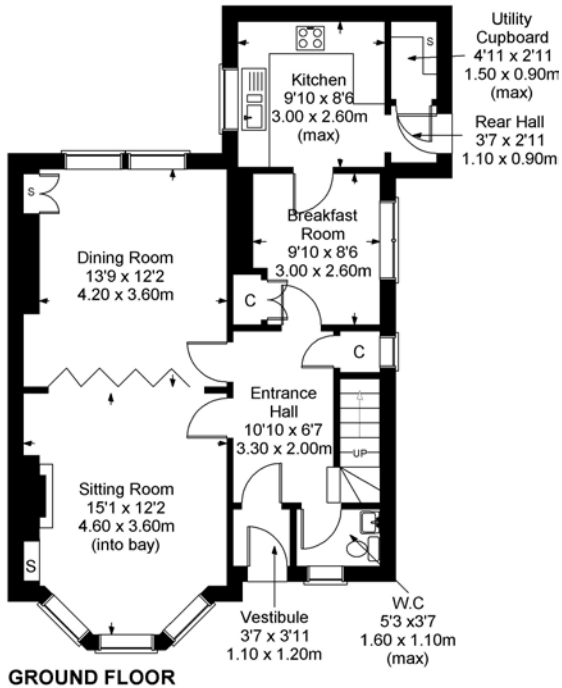
Braeside sits in the popular Borders town of Earlston which has a wide range of amenities which include a Co-op supermarket, a selection of shops, pubs, hotels and a petrol station. Melrose, six miles from Earlston, also provides a larger selection of shops, hotels and eateries plus access to the Borders General Hospital. For a wider selection of amenities, Galashiels is a further ten miles from Earlston and has a Tesco, an ASDA, a Marks & Spencer, many other High Street brands and a cinema. Excellent primary and secondary schooling is available in Earlston, with the high school, continually ranking highly throughout Scottish state schools. There is also private schooling at St. Mary's Prep School for ages 3-13 in Melrose. Local tourist attractions can be found across the region including Scotts View, Melrose Abbey, Abbotsford House, Mellerstain House and a selection of gardens across the area. For the outdoor enthusiast there is fishing on the River Tweed, horse-riding, walking, golf, shooting, and mountain biking making it a highly desirable area with numerous activities. Braeside is well placed for commuting to Edinburgh and most Border towns with direct access to the A68, which runs to Edinburgh in the North and Newcastle in the South. The new Borders Railway running from Tweedbank to Edinburgh lies approximately seven miles from Earlston, with a further station in Galashiels at the Transport Interchange.

Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 40 miles and 66 miles away respectively.



Braeside, Lauder Road, Earlston TD4 6EE

Approximate Gross Internal Area
1,396 sq ft - 130 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2017



DIRECTIONS:

For those with satellite navigation the postcode for the property is: TD4 6EE

Coming from Edinburgh take the A68 South, passing through Pathhead, and Lauder. On reaching Earlston, you will find Braeside on your left-hand side, five houses down, just before the small side road on the left.

Coming from the South take the A68 North and on reaching Earlston continue through the town and you will come to Braeside on your right-hand side, as you begin to leave the town, just after the small side road on your right.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, gas fired central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: E

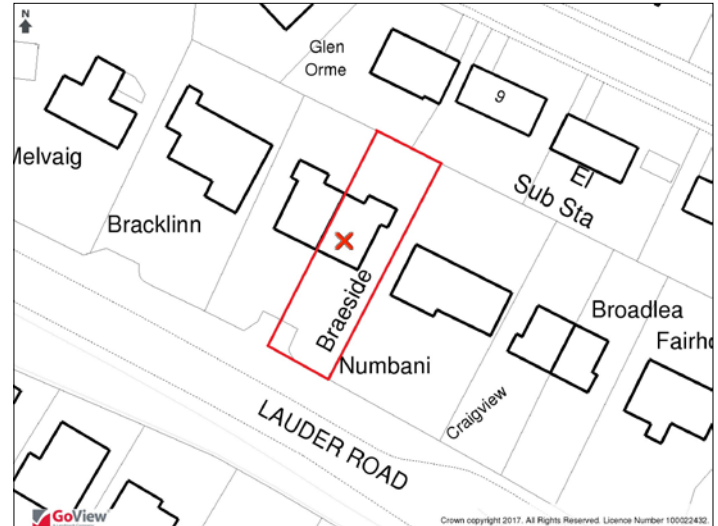
EPC Rating:

Current EPC: D55

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



Macpherson Property, 3 St. Dunstons Lane,
Melrose, Scottish Borders TD6 9RS
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk Web: www.macphersonproperty.co.uk