



Huntshaw Cottage is a charming and spacious four-bedroom conversion which benefits from the most fabulous Southerly views. Sitting in an elevated position, on a plot extending to around half an acre, the house sits in a strong school catchment with excellent transport links, and provides the most lovely family home, a short distance from the heart of the Borders town of Earlston.

Internally, the property is flooded by natural light and comprises four bedrooms, an ensuite shower room, a family bathroom, a sitting room, a generous open plan dining kitchen with family area with bi-fold doors accessing the patio and showing off the superb views, a utility room and a downstairs wc. There is also excellent storage throughout with wardrobes in all of the bedrooms on the first floor, and solid oak beams in the sitting room which are a real feature.

Of particular note, are the solar panels and bio-mass boiler with quarterly payments payable to the new owners. Externally, there is a private parking area to the front for two cars, and a generous lawn with garden shed. To the front is extensive garden ground, also with lawn plus terraced steps outside the sitting room, and patio accessed from the dining/family area from where to enjoy the superb views. The plot extends to around half an acre and could provide additional space for growing vegetables or small trees and shrubs.

Only seven miles from the Borders Railway, which runs from Tweedbank to Edinburgh, Edinburgh is also easily accessible via the A68, along with most Borders towns plus the Borders General Hospital which is readily available from this central location.

Edinburgh 34 miles. Melrose 6 miles. Tweedbank 7 miles. Lauder 8 miles.

(All distances are approximate)

Location:

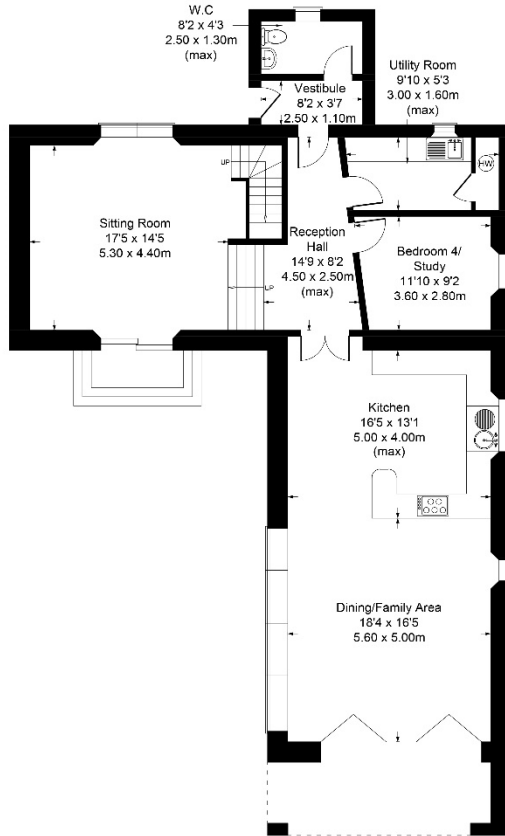
Huntshaw Cottage sits in an elevated position above the popular Borders town of Earlston which has a wide range of amenities which include a Co-op supermarket, a selection of shops, pubs, hotels and a petrol station. Melrose, six miles from Earlston, also provides a larger selection of shops, hotels 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. The property 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 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.

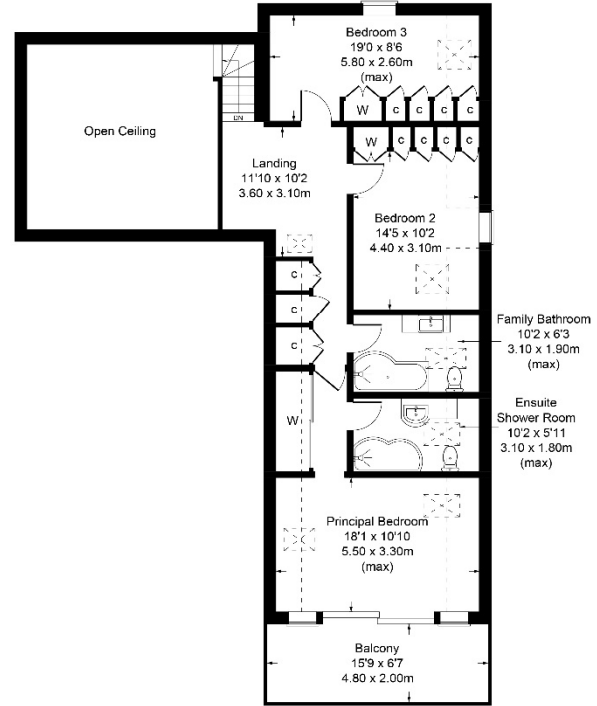


Huntshaw Cottage, Huntshaw, Earlston TD4 6AF

Approximate Gross Internal Area
2271 sq ft - 211 sq m



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2018



Directions:

For those with satellite navigation the postcode for the property is: TD4 6AF
Coming from Edinburgh take the A68 South, passing through Pathhead, and Lauder. Enter Earlston and take the first left onto Huntshaw Road. Proceed up the hill and go straight on which will take you on to a private road all the way up to Huntshaw. As you approach the buildings, keep going and follow the road round to the back. Go to the end and you will come to the driveway opening to Huntshaw Cottage on your right.
Coming from the South take the A68 North and on reaching Earlston continue through the town and take the right turn onto Huntshaw and follow the above directions.

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, solar panels, bio-mass fired central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: F

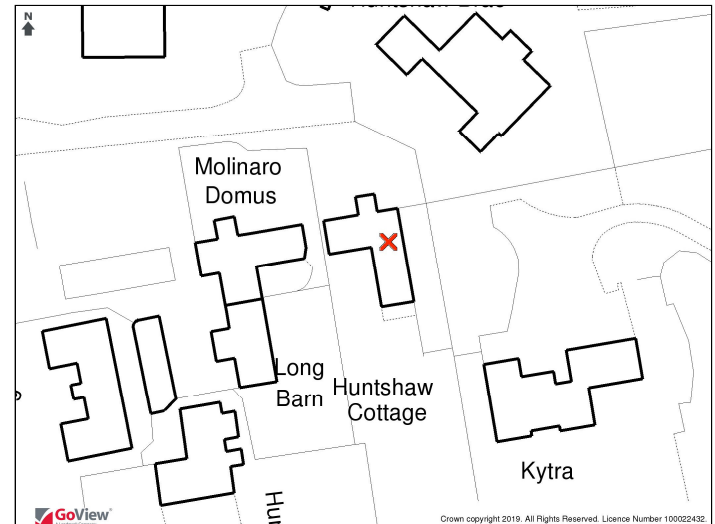
EPC Rating:

Current EPC: D59

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.



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