



The Larch House is a brand new three-bedroom detached house situated approximately four miles from the Borders town of Earlston. Built with an array of eco-friendly features which include an air source heat pump, Siberian Larch cladding, and a heat recovery system, the property also benefits from superb Southerly views.

Sitting in the strong Earlston school catchment the property comprises three bedrooms, an ensuite shower room, a family bathroom, a sitting room, an open plan kitchen with dining area, a family/study area, a utility room and downstairs wc.

Externally the house has driveway parking for a couple of cars to the front of the detached garage. The garden ground sits predominantly to the front and rear which is mainly laid to lawn. There are expansive views towards the Eildon Hills and over the rolling countryside which is a particular feature.

Only four miles from the A68, and eleven miles from the Borders Railway station at Tweedbank, the property is situated in a very accessible location.

**Gordon 2 miles. Earlston 4 miles. Melrose 10 miles. Tweedbank 11 miles. Edinburgh 39 miles.
(All distances are approximate)**

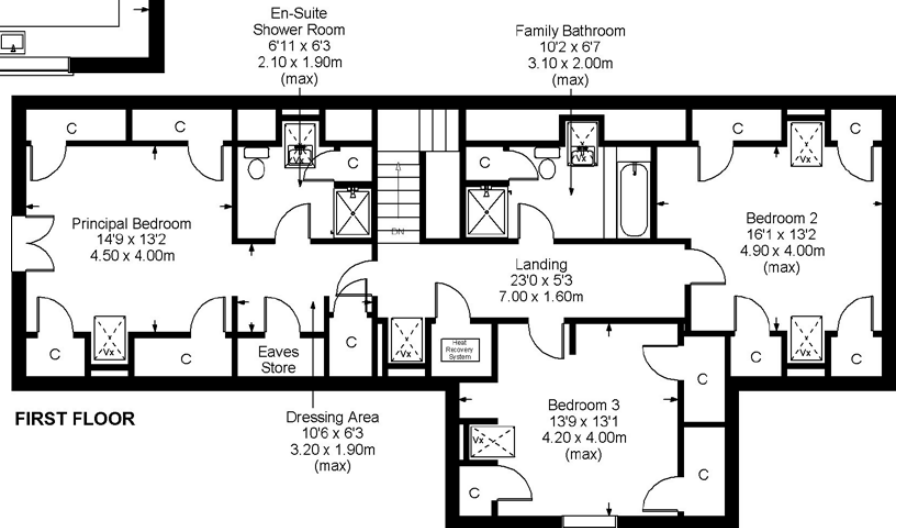
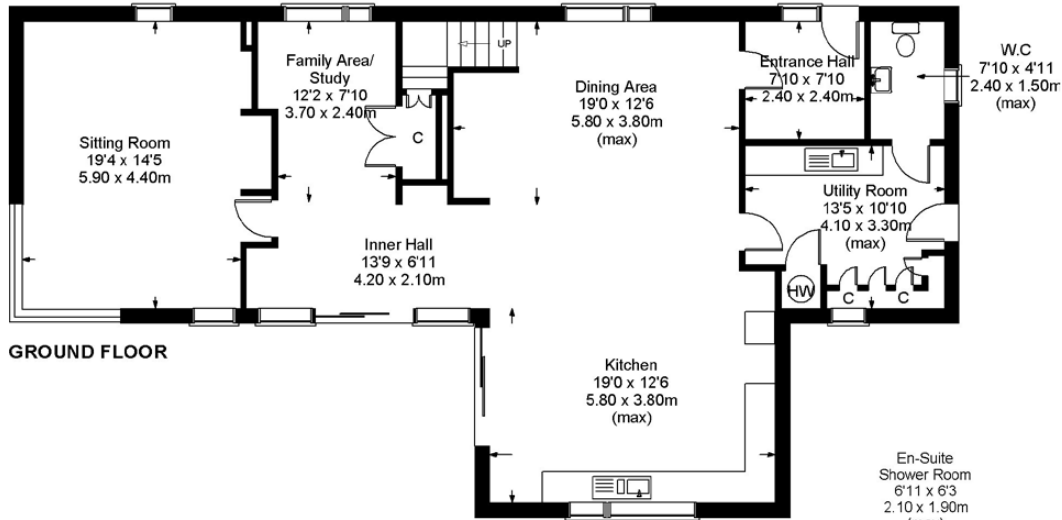
Location:

The Larch House is situated approximately four miles from the Borders town of Earlston, which has a wide range of amenities which include a small supermarket, shops, pubs, hotels and a petrol station. Melrose, a short distance from Earlston, also provides a large selection of shops and access to the Borders General Hospital. For a wider selection of amenities, Galashiels is approximately ten miles from Earlston and has a Tesco, an ASDA, a Marks & Spencer, and many other High Street brands. Excellent primary and secondary schooling is available in Earlston with private schooling at St. Mary's Prep School for ages 3-13 is located in Melrose only six miles away. Local tourist attractions can be found across the region including Scotts View, 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, mountain biking, golf, and shooting, making it a highly desirable area with numerous activities. The Larch House is well placed for commuting to Edinburgh and most Border towns with direct access to the A68. The new Borders Railway which runs from Tweedbank to Edinburgh, is approximately eleven miles away.



The Larch House, Huntlywood, Earlston TD4 6BB

Approximate Gross Internal Area
2,832 sq ft - 263 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2016



DIRECTIONS:

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

Coming from the North or South, follow the A68 to Earlston. Halfway through Earlston take a left turn coming from the North, or a right turn coming from the South signposted Gordon or Duns. Proceed out of Earlston on the A6105. Continue for approximately four miles and you will reach Huntlywood. Turn right after Nether Huntlywood Farmhouse which lies on the right and follow the road round. You will come to The Larch House on your right hand side.

FURTHER INFORMATION:

Fixtures and Fittings:

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

Services:

Mains electricity, water, septic tank drainage, air source heat pump, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: TBC

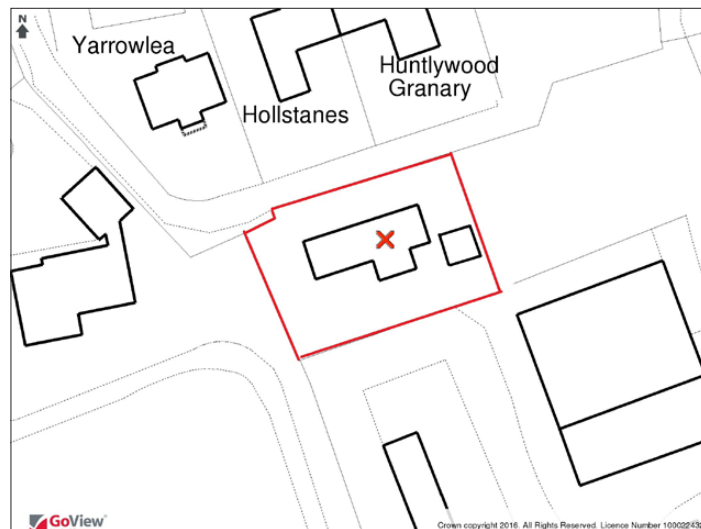
EPC Rating:

Current EPC: B81

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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