



The Long House is a spacious and unique three-bedroom semi-detached house situated in the heart of the popular Borders town of Earlston. Located in a strong school catchment with excellent transport links via the A68 or the Borders Railway at Tweedbank, it provides flexible family living throughout.

Internally, the accommodation which could be altered given the sheer size of some rooms, comprises three bedrooms, three shower rooms (two ensuite), a family bathroom, an large open plan dining kitchen with sitting and family area accessing decking at the rear via glazed doors, a utility room and an integral double garage.

With excellent storage throughout with wardrobes in all of the bedrooms on the first floor, plus dressing area in the principal bedroom, it also benefits from double glazing and underfloor heating throughout.

Externally, there is a private parking to the front of the double garage, which has access to the garden at the rear which has extensive decking and a number of borders holding flowers and mature shrubs. There is also a greenhouse which is included in the sales price.

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:

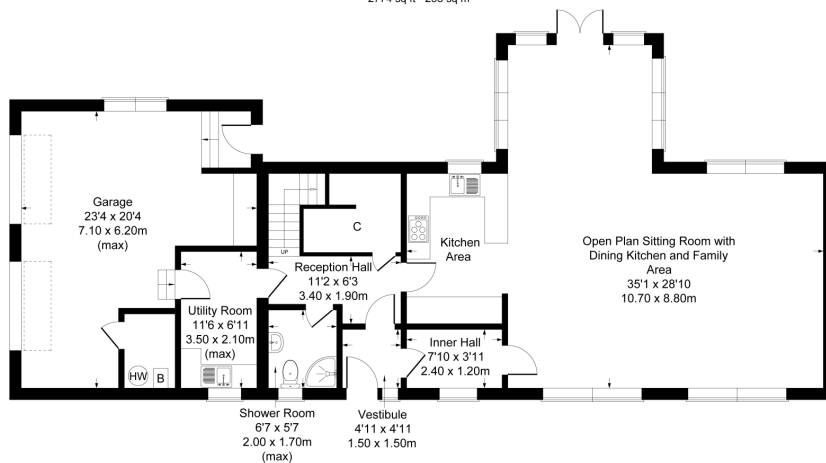
The Long House is situated in the heart of the popular Borders town of Earlston which has a wide range of amenities which include a Co-op supermarket with petrol station, a selection of shops, pubs, and hotels. Melrose, six miles from Earlston, also provides a larger selection of shops, hotels and eateries 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.



The Long House, South Croft Park, Earlston TD4 6HE

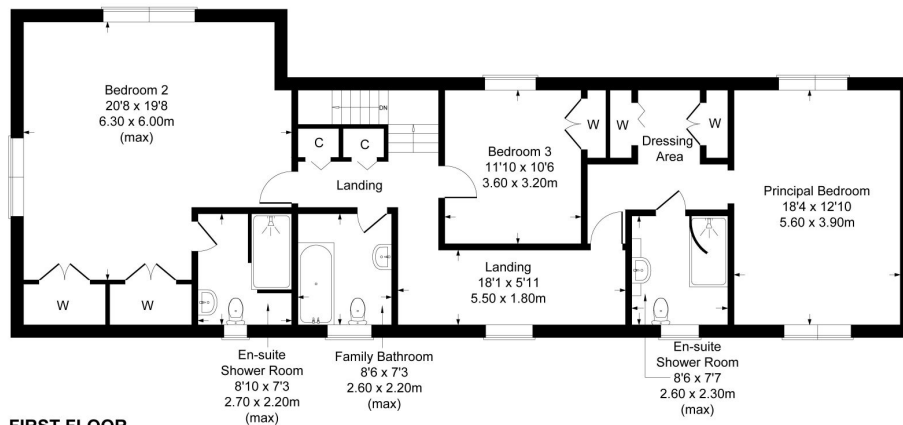
Approximate Gross Internal Area
2774 sq ft - 258 sq m



GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2019



FIRST FLOOR



Directions:

For those with satellite navigation the postcode for the property is: TD4 6HE
Coming from Edinburgh take the A68 South, passing through Pathhead, and Lauder. Enter Earlston and take the third turning on the left signposted Duns. Proceed through the town along the High Street (A6105) and turn right into South Croft Park. The Long House sits on the right-hand side.
Coming from the South take the A68 North and on reaching Earlston turn first right onto the High Street (A6105) 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, gas fired central heating (under floor heating), telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: E

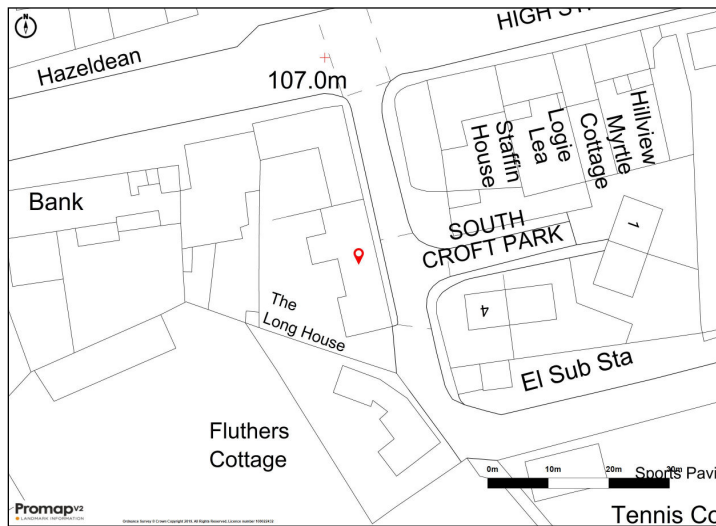
EPC Rating:

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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