

Edingtons WS



**Huntspool
East Green, East End
Earlston
Guide Price of £220,000**

Huntspool is a substantial traditional terraced home offering comfortable and highly versatile family accommodation over 3 floors. The property is presented in very good decorative order throughout, has a recently installed quality kitchen, full D/G and GCH. To the rear is a lovely fully enclosed garden providing a safe and secure environment for both children and animals. It is made up of mature flower borders, good sized lawned area, paved patio area-ideal for barbeques and at the top a summerhouse with decking from which you can sit and enjoy wonderful views over to the Black Hill and countryside beyond. A gate to the rear leads to a single detached garage.

Location Earlston is an increasingly popular small central Borders town sitting on the edge of the main A68 Edinburgh to Newcastle trunk road and within easy travelling distance to all other central Border towns. It is fast becoming highly sought after by the commuter due to its proximity to Edinburgh which lies 34 miles north. It has both an excellent primary and secondary school and a good range of local shops and community activities. It also has several of the principal employers within the region close by, for example the Borders General Hospital lies just 6 miles away while the offices of Scottish Borders Council are within 4 miles.

Galashiels 8 miles, Kelso 8 miles, Melrose 6 miles, Edinburgh 34 miles

From the A68, turn into the village opposite the rugby club. Travel along the High Street which becomes East Green. Huntspool is situated on the left hand side opposite the primary school.

Accommodation

Hall 3.24m x 2m

The property is entered through a white UPVC door with 4 glass panel insets and glazed panel above into this bright and welcoming entrance hall which is decorated in shades of green and white and finished with co-ordinating carpeting. There is a large walk in cupboard, a radiator and telephone point. Carpeted stairs lead to upper floors. Door to lounge. Door to dining kitchen.

Lounge 5.54m x 4.17m

This spacious lounge is set to the front of the property and has a window with cupboard below bathing the room with ample natural light. The room is decorated in calming neutral tones and is finished with coving, a central ceiling rose and co-ordinating carpeting. Providing a focal point to the room is an attractive dark wood fireplace, finished with decorative tiled inserts and a living flame gas fire. To the rear of the room is a recessed alcove which is suitable for a variety of uses.

Dining Kitchen 6.90m x 4.41m

This super room has recently been fitted with quality med oak units and a central work unit incorporating a breakfast area. The units are finished with black marble effect work surfaces and include a stainless steel sink and drainer, 5 burner gas stove, extractor hood, fridge freezer, dishwasher and central heating boiler. There are windows to both the front and rear giving the room an abundance of natural light and there is ample space for a dining table and chairs. Door to:



Utility Room 1.89m x 1.87m

This room is shelved, fitted with coat hooks and has space for an upright fridge and chest freezer. Door to:

Outbuilding 8.24m x 1.69m

Useful covered area for storage running the length of the property to the rear. Plumbed for washing machine. Rear door out to small courtyard.

The carpeted staircase from the hall leads up to the other floors. At the half turn there is a white UPVC glazed door giving access to the rear porch and garden.

1st floor landing 3.31m x 1.97m

Gives access to Bedrooms 1, 2, 3, 4 and main bathroom. Carpeted stairs lead up to 2nd floor.

Bedroom 1 3.76m x 3.62m

This spacious double room set to the front has a walk in cupboard with x 2 hanging rails and shelved storage. It has a window, radiator and telephone point.

Bedroom 2 3.64m x 3.62m

This is another spacious double room set to the front which benefits from a window, a large built in wardrobe and a radiator.

Bedroom 3 4.22m x 1.80m

This good sized room is set to the rear and enjoys a peaceful setting overlooking the garden. It has a window and radiator.

Study 2.17m x 1.96m

This room is set to the front of the property and has a window and radiator.

Bathroom 4.67m x 1.85m

A spacious bathroom which is fitted with a white suite of WC, wash hand basin, sunken bath and shower enclosure. The room is decorated in cream with co-ordinating tiling to splash backs and is finished with good quality beige carpeting. There is a frosted modesty window to the rear allowing light and ventilation with a useful cupboard below. Radiator.



A flight of carpeted stairs leads up to the 2nd floor landing 3.58m x 1.71m. At the half turn there is a roof velux. This second floor accommodation could be used as a separate granny annexe.

Bedroom 4 4.10m x 4.07m

This bright good sized room has a partially combed ceiling, a dormer window to the rear and a velux to the front. It is at present used as a family den and has a TV point, telephone point, satellite access, a radiator and under eaves storage.

Bedroom 5 4.10m x 3m

This is another bright spacious room with a partially combed ceiling, dormer window to the rear and a velux to the front. It has a radiator and under eaves storage.

Shower room 2.62m x 1.62m

This room is fitted with a white suite of WC, wash hand basin and shower enclosure. It has a frosted modesty window for light and ventilation and a radiator.

Outside

The wooden porch to the rear has electrics and a water tap and gives access to the lovely well tended garden which is fully enclosed providing privacy and security. There is a good sized section laid to lawn, mature flower and shrub borders, a paved patio area which is ideal for barbeques, garden shed and a summerhouse with decking positioned at the top of the garden. A gate also to the rear provides access to the single garage.

Services: Mains drainage, water, electricity and gas. Telephone. . Council tax band: D Viewing: strictly by appointment through the selling agent Entry: negotiable

Fixtures and fittings: All fitted carpets and floor coverings. All blinds and some curtains. All light and bathroom fittings. All integrated appliances in kitchen. Garden shed. Summerhouse

Price: guide price of £220,000 is invited.
HOME REPORT AVAILABLE ON REQUEST.

Edingtons W.S., Solicitors and Estate Agents for themselves and for their clients as owners give notice that whilst every care has been taken in the Preparation of these particulars, no guarantee can be given. As to their accuracy and they shall not form part of any contract. Prospective purchasers will require to satisfy themselves as to all details contained therein.

All measurements have been taken using a sonic tape and cannot be guaranteed.

Services and/or appliances have not been tested and no warranty is given that they are in full working order.

Interested parties are advised to have their interest noted by their solicitors in order that they are advised of any closing date; however the vendor is not obliged to set a closing date and in the event of doing so is

not obliged to accept the highest of any offer

Edingtons W.S.,
Solicitors & Estate Agents
88 High Street, Galashiels TD1 1SQ

Website: www.edingtonlaw.co.uk

Tel: 01896 756161

Fax: 01896 751919

Email: margery@edingtonlaw.co.uk