



**Stables Cottage Carolside, Earlston, TD4 6AL**

**Offers In The Region Of £270,000**

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# Stables Cottage Carolside, Earlston, TD4 6AL

## Offers In The Region Of £270,000



■ ENTRANCE PORCH ■ THREE PUBLIC ROOMS ■ KITCHEN ■ SHOWER ROOM ■ THREE DOUBLE BEDROOMS ■ OIL CENTRAL HEATING ■ PARKING ■ OVER AN ACRE OF GARDEN AND WOODLAND ■ LOCATED IN THE STUNNING CAROLSIDE ESTATE ■ PEACEFUL AND IDYLIC LOCATION

We are delighted to bring to the market this traditional stone built end terraced stables cottage, located on the stunning Carolside Estate nestled in a bend of the river Leader in the heart of the Scottish Borders Countryside. Generous garden grounds of just over an acre sweep round the cottage and are a mix of lawn, mature trees, shrubs and woodland that lead down to the river, attracting a whole variety of wildlife. Ample parking to the front of the property is available in the courtyard. Carolside Estate is beautifully maintained with private road access to Stables Cottage and surrounding properties. Property in this area rarely come up for sale and viewing is a must to fully appreciate the stunning location.

### Earlston

Located in the Central Borders, and providing an excellent range of local amenities including primary and state of the art secondary school. Becoming increasingly popular with commuters, and equally well placed for travelling to surrounding towns within the Borders, Earlston offers the ideal location for access to major employers and amenities within the area. The new Tweedbank rail link to Edinburgh is less than 15 minutes away.

### Distances

Carolside is situated around a mile North of Earlston ideally situated for commuting to Edinburgh whilst being located in the heart of the Borders Countryside.

#### Approximate Distances

Galashiels 10 Miles Melrose 6 Miles Edinburgh 33 Miles

### The Property

Charming and quaint end terraced dwelling house located in a stunning location around one mile North of Earlston. Set in a plot of just over an acre, the property boasts an idyllic situation

in the heart of the countryside and yet ideally placed for commuting to Edinburgh (or taking advantage of home working in this beautiful setting). Internally the property benefits from three public rooms (sitting room, dining room and conservatory) and there is also a kitchen and shower room on the ground floor. The three spacious double bedrooms are located on the first floor. The garden grounds are both generous and private and comprises of mostly lawn, mature trees and shrubs and woodland with various outhouses and gardeners huts. Viewing is essential to appreciate this gem of a location.

### Porch

Double glazed with flooring providing access to the dining room via double glazed door.

### Dining Room

3.38 x 4.91

Large double glazed windows to the side overlooking the garden and to the front. Decorated in neutral tones with laminate flooring. Central heating radiator and ceiling light. Open staircase to upper level.

### Sitting Room

3.65 x 5.39

Spacious room with high ceilings and deep timber skirtings. Decorated in neutral tones and solid wood flooring and cornicing to ceiling. Central heating radiator. Attractive ceiling light fitting with ceiling rose. Double glazed windows to the front overlook the courtyard. The main focal point of the room is the timber fire surround with tiled back and hearth and inset log burning stove.

### Rear Hallway

Access to the Shower Room and Kitchen. Ceiling light and access hatch to the roof space. Carpet flooring and cupboards for storage.



## Shower Room

2.09 x 1.66

Located to the rear with double glazed windows. Comprises of three piece white suite of wash hand basin, WC and shower enclosure. Aqua panelling to full height in the enclosure with chrome shower run off the boiler. Central heating radiator and ceiling light.

## Kitchen

4.59 x 2.93

Good range of floor and wall mounted units with marble effect worksurfaces. Stainless steel sink and drainer. Large double glazed window overlooks the rear garden. Double glazed door to conservatory. Two ceiling strip lights. Floor standing oil boiler

## Conservatory

2.96 x 2.24

Located to the side of the property with access to the garden. Stunning views of the garden from here.

## Upper Landing

The upper level is accessed via a carpeted staircase with timber hand rail. The landing is split level with central heating radiator. Housed at high level is the electric meter and switchgear.

## Double Bedroom

4.19 x 2.76

Located to the rear of the property with double glazed window providing beautiful views of the garden and surrounding grounds. Velux window. Decorated in neutral tones with carpet flooring. Central heating radiator. Ceiling light.

## Double Bedroom

3.15 x 5.17

Located to the front of the property with double glazed window overlooking the courtyard. Central heating radiator. Ceiling light. Access hatch to roof space.

## Double Bedroom

3.66 x 4.44

Good sized double room located to the front of the property with double glazed windows. Central heating radiator and ceiling light. Large walk in cupboard for storage.

## SALES DETAILS AND OTHER INFORMATION

### Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale.

### Services

Septic tank drainage, oil central heating and electricity,





Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

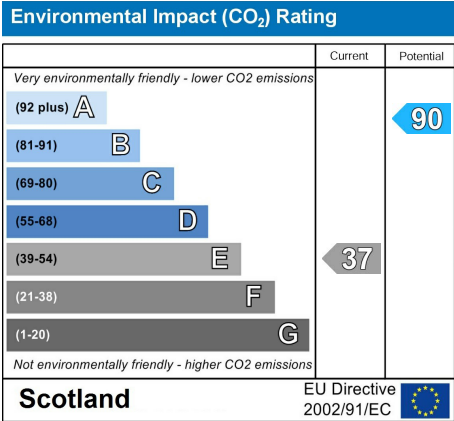
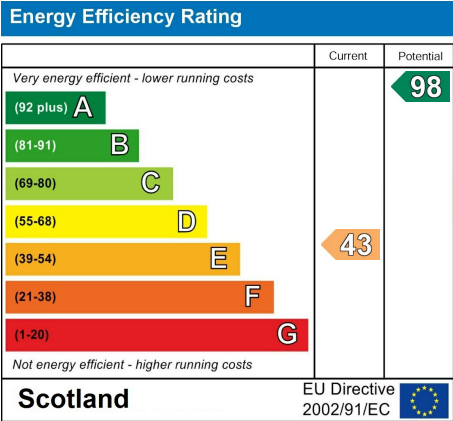
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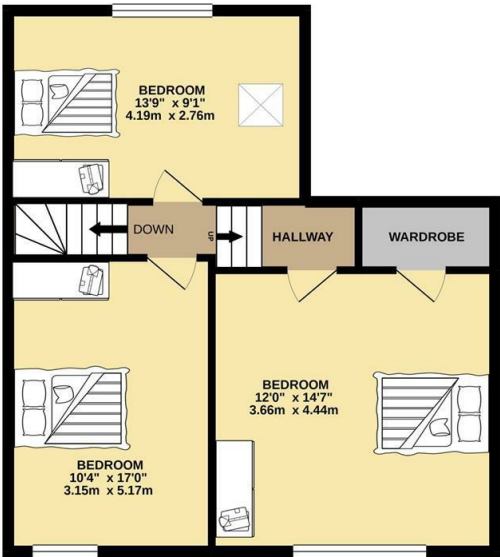
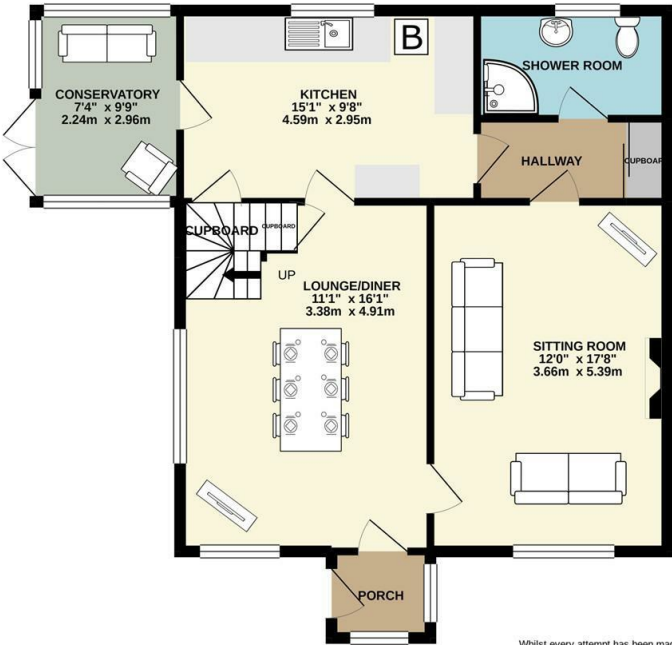
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GROUND FLOOR



1ST FLOOR



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