

4 GEORGEFIELD FARM COTTAGES

Earlston, TD4 6BH

An Excellent Opportunity to Purchase a Bright and Spacious Three Bedroom, Terraced Cottage For Sale • Offers Over £275,000

Edwin
Thompson





BRIEF RESUME

- Charming Three Bed Terraced Cottage
- Character-filled
- Potential for Value Enhancement
- Desirable Rural Location
- Spacious Gardens

DESCRIPTION

4 Georgefield Farm Cottage is a charming three bedroom terraced cottage located in the picturesque town of Earlston. This delightful property offers a unique opportunity to own a character-filled home with the added potential to add value. With its spacious front and back gardens, desirable location, and room for improvement, this cottage presents an enticing prospect for homeowners and investors alike.

One of the standout features of this cottage is its large front and back gardens. The expansive outdoor space offers endless possibilities for gardening enthusiasts, families, or those simply seeking a serene retreat. Utilize the gardens to create beautiful landscaped areas, cultivate a vegetable patch, make use of the chicken coop already insitu or design an outdoor entertainment space – the choice is yours. The gardens also provide the potential to extend the property, subject to the necessary planning permissions, further enhancing its value.



LOCATION

Situated on the outskirts of the picturesque town of Earlston, this cottage benefits from a desirable location within the Scottish Borders region. Earlston offers a tranquil lifestyle while being conveniently close to essential amenities, including shops, schools, healthcare facilities, and recreational options. Enjoy the best of both worlds – a peaceful retreat in a charming rural setting with easy access to urban conveniences.

Earlston and its surroundings boast picturesque landscapes, offering residents a tranquil and scenic backdrop. From rolling hills and meandering rivers to quaint villages and historical landmarks, the Scottish Borders region provides a wealth of natural beauty and outdoor recreational opportunities. Immerse yourself in the idyllic countryside, explore walking trails, and discover the hidden gems of this enchanting area.

One of the most cherished aspects of life in Earlston is the warm and welcoming community. Experience the strong sense of camaraderie and neighbourly spirit as you forge connections with the locals. Join community events and initiatives, such as the Earlston Path Network, where residents come together to maintain and enhance the town's beautiful walking trails. Earlston's close-knit community ensures a supportive and inclusive environment for all.

As a resident of Earlston, you'll have easy access to the broader Scottish Borders region, with its array of attractions waiting to be explored. Visit the historical town of Melrose and marvel at the magnificent Melrose Abbey. Discover the captivating ruins of Jedburgh Abbey or immerse yourself in the literary history of Abbotsford, the former home of Sir Walter Scott. The Scottish Borders offers a tapestry of experiences just waiting to be unravelled.







AREAS

The property has been measured to provide the following approximate areas:

Description	Sq m	Sq Ft
4 Georgefield Farm Cottages	88	947

E & oe Measurements taken using a laser measurement device.

ENERGY PERFORMANCE CERTIFICATE

C80

FIXTURES AND FITTINGS

The property is being sold unfurnished. **All white goods will be included in the sale**

SERVICES

All mains services are understood to be connected with an air source heat pump being the main heating system

VIEWING

By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
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