



**Stables Cottage is a very well presented two-bedroom cottage 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, there is a charming, easy to maintain enclosed garden to the front of the property.**

**Internally, the accommodation lies across two levels and comprises two bedrooms, an ensuite wc off the principal bedroom, a shower room, a sitting room, a conservatory, a kitchen and an office.**

**With good storage, and potential to extend into the integral garage, the property also benefits from double glazing and gas fired central heating, plus a recently fitted kitchen and shower room.**

**Externally, there is an attractive and well-maintained garden to the front with a generous artificial lawn, an extensive patio, a summer house, a green house and well stocked flower beds. A real sun-trap, it is also very private, with a gate leading onto Ash Lane with on-street parking, from where you can access the garage.**

**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 lies on the outskirts of Melrose. Edinburgh 34 miles. Melrose 6 miles. Tweedbank 7 miles. Lauder 8 miles.**

**(All distances are approximate)**

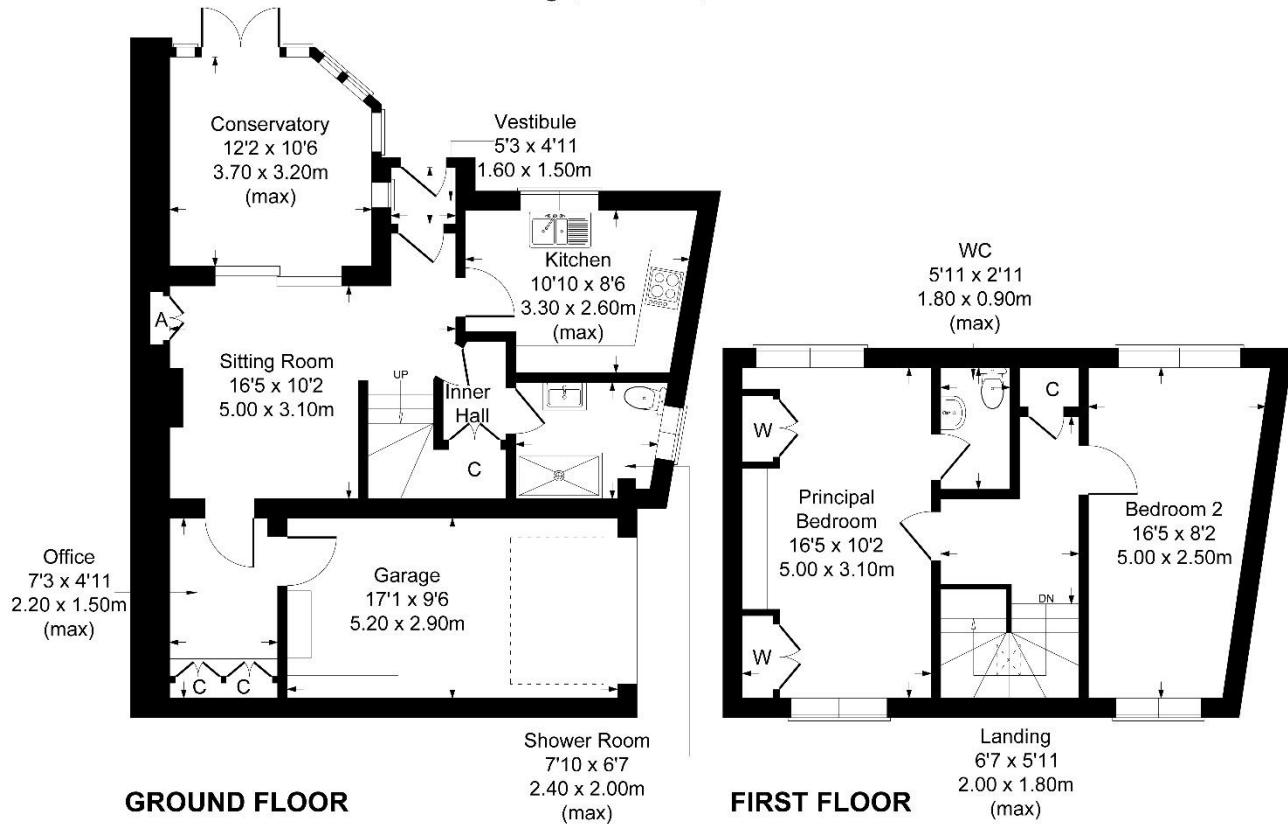
#### **Location:**

Stables Cottage is situated in 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.



## Stables Cottage, Ash Lane, Earlston TD4 6JJ



FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2023



## Directions:

For those with satellite navigation the postcode for the property is: TD4 6JJ  
Coming from Edinburgh take the A68 South, passing through Pathhead, and Lauder. Enter Earlston and turn left onto Westfield Road followed by a right turn on Westfield Street and first right into Ash Lane. Stables Cottage is the first house on the left-hand side.

Coming from the South take the A68 North and proceed into Earlston. On passing the right turn onto the High Street, take the next right turn onto Westfield Road 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, telephone and broadband

### Outgoings:

Scottish Borders Council Tax Band Category: D

### EPC Rating:

Current EPC: D59

### 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.