

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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12 Factors Park, Lauder

TD2 6QW

Guide Price £239,999



Located within a rarely available area, this semi-detached bungalow provides well proportioned accommodation benefiting from alterations to the original layout to make a very well planned family home. The modern kitchen is large enough for dining, with the lounge set to the rear overlooking the garden and there is also a spacious conservatory providing a generous addition to the living accommodation. All three bedrooms are comfortably sized and the bathroom benefits from a bath and separate shower. Outside, there are good sized gardens to the front and rear, the latter of which enjoys open outlooks, and a drive to the side provides ample private parking.



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Accommodation
Entrance Hall
Lounge
Dining Kitchen
Conservatory
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing
Generous gardens
Driveway



Location:

Only 25 miles from Edinburgh, the small Borders town of Lauder is highly sought after by the commuter and is easily accessible by road, via the A68 or by rail, Stow railway station is a 10 minute drive from Lauder. Several of the regions principal towns and villages are close by as well as many of the major local employers. Lauder has a variety of amenities, including a good range of independent retailers, post office, gym, surgery, hotels and pubs. There is a modern primary school and secondary schooling is provided at nearby Earlston High School, currently one of the top performing schools in Scotland.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water and electricity. Gas central heating. Double glazing.

EPC:

D

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

B

Entry:

By mutual agreement.



Interested in this property?
Galashiels
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Langholm, Tel 013873 80482



12 Factor's Park Lauder, TD2 6QW

Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft

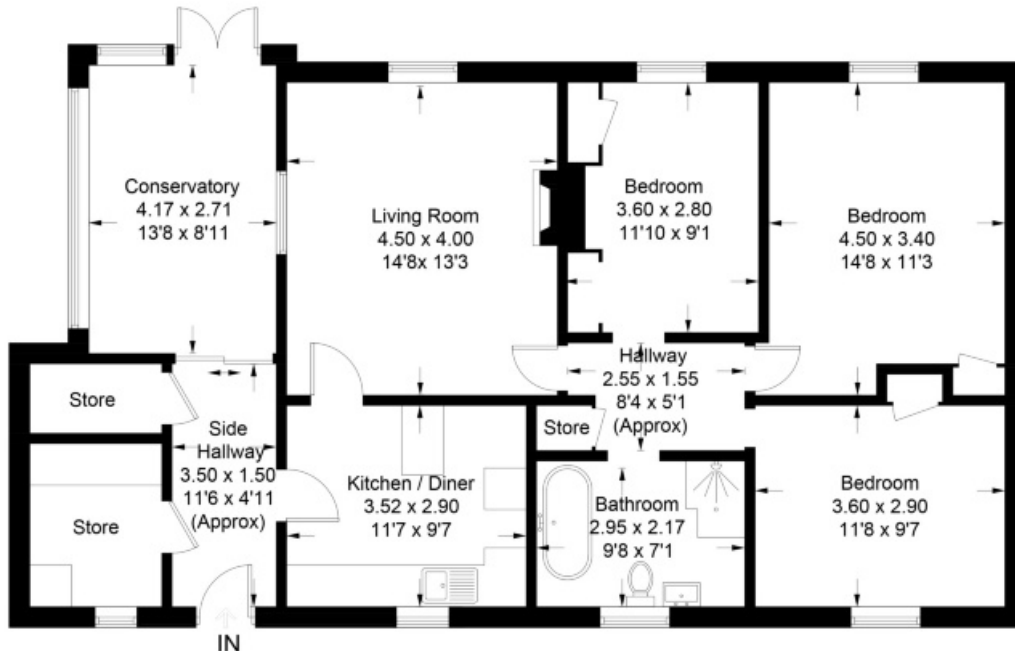


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID938149)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.