

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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# 1 Cranston Crescent, Lauder

TD2 6UB

**Guide Price £520,000**



A superior detached villa, built by the highly regarded builder Charles Church in 2006. Beautifully presented throughout and finished to a high specification, the well-proportioned family home benefits from an abundance of attractive features including five double bedrooms, four bathrooms and three public rooms. Externally, a landscaped garden surrounds the property and a double garage and drive provide ample private parking. This property offers a fantastic opportunity for those seeking a spacious and elegant family home and early viewing is essential.



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Hall  
Lounge  
Dining Room  
Kitchen  
Utility Room  
Downstairs WC  
Family Room  
Master Bedroom & En-Suite Shower Room  
Four Further Double Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Garden  
Double Garage  
Drive



### 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 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

G

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 758311**

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

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**1 Cranston Crescent, Lauder**

Approximate Gross Internal Area (Including Double Garage)  
214.9 sq m / 2313 sq ft

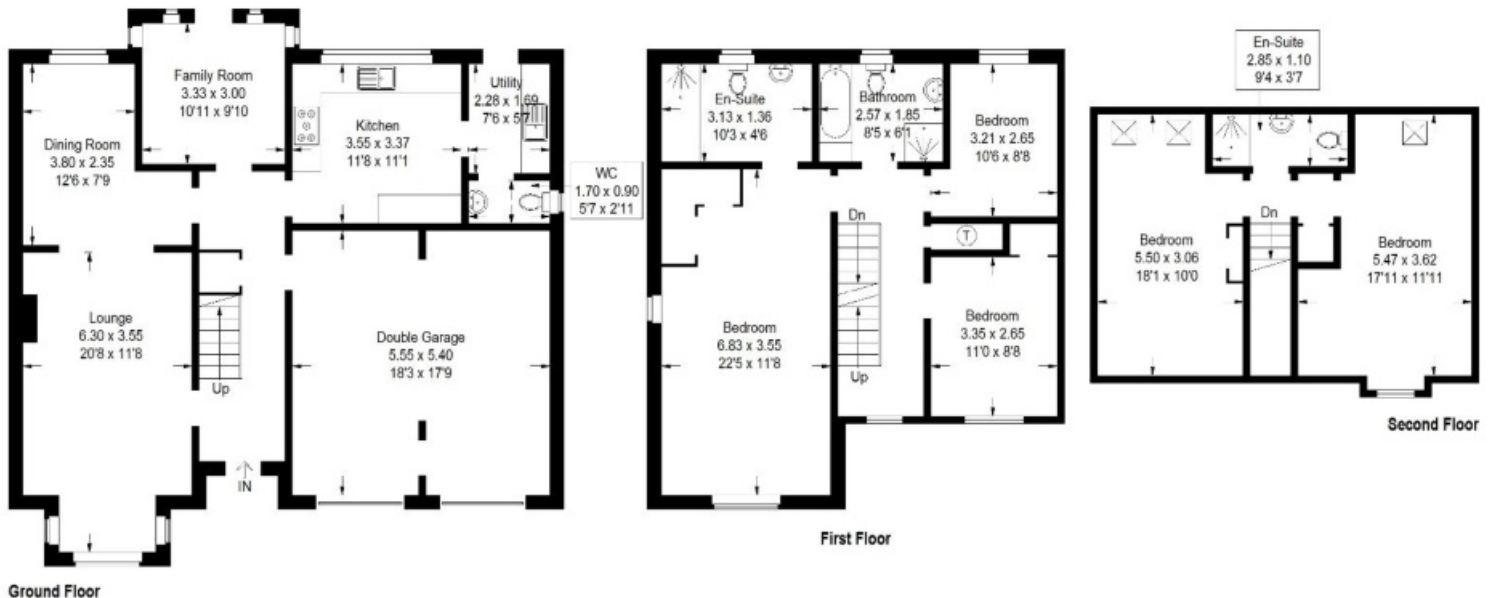


Illustration for identification purposes only, measurements are approximate, not to scale. (ID948607)

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.