

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



1 Hardie Court, Lauder

TD2 6RL

Guide Price £145,000



1 Hardie Court is a delightful end-terraced cottage, conveniently located just off the town centre and within walking distance of all the excellent amenities available within Lauder. Presented in good order throughout, the property offers well-proportioned accommodation and comprises: Entrance Hall, Kitchen, Lounge, Two Double Bedrooms, Bathroom. Externally there is a well-maintained shared garden and private parking for two cars directly in front of the property. Viewing is highly recommended in order to fully appreciate.



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TD2 6RL

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Entrance Hall
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Shared Garden
Private Parking For Two Cars



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

D

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Galashiels
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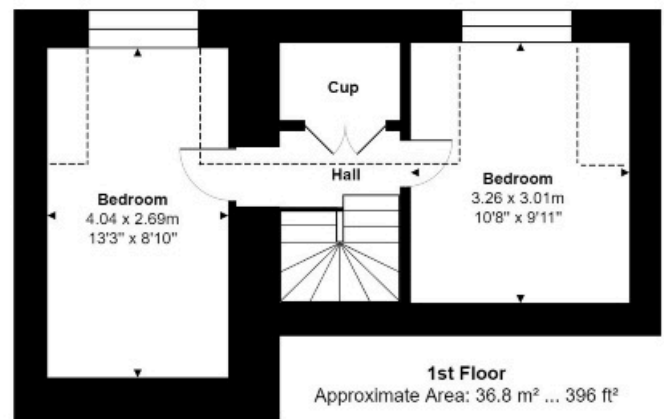
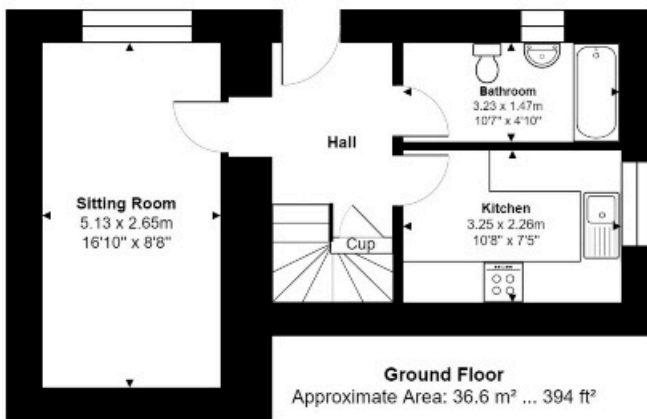
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482



1 Hardie Court Lauder

Approximate Gross Internal Floor Area: 72.9 m² ... 784 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.