

Galashiels
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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12 Millburn Park, Lauder

TD2 6SL

Guide Price £190,000



12 Millburn Park is an attractive semi-detached property which is located within a rarely available hence sought after area of Lauder, benefiting from a quiet cul de sac setting. The property provides comfortably proportioned accommodation, presented in good order and offering a good degree of flexibility with a bedroom and the shower room located at ground level. Outside, there are good sized gardens to the front and rear with the latter fully enclosed and enjoying an excellent degree of privacy.



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Ground Floor
Entrance Hall
Lounge
Dining Kitchen
Double Bedroom
Shower Room

First Floor:
Two Further Double Bedrooms
WC

Gas Central Heating
Double Glazing
Private gardens to front & rear



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:

E

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

C

Entry:

By mutual agreement.



Interested in this property?
Galashiels
Call 01896 758311

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Galashiels, TD1 3AF
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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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12 Millburn Park, Lauder, TD2 6SL

Approximate Gross Internal Area = 107.8 sq m / 1160 sq ft

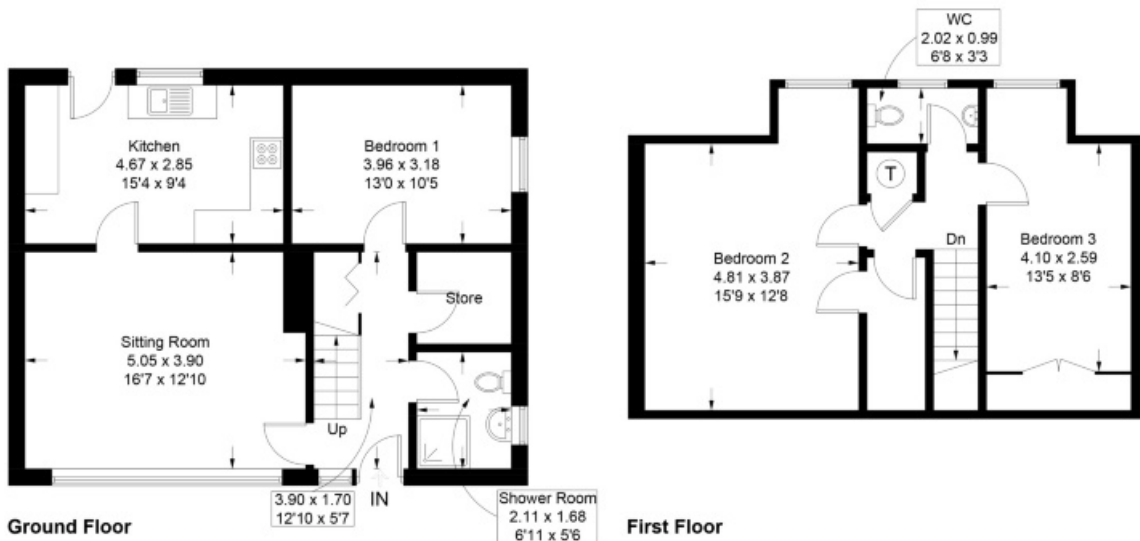


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID955553)

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.