

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 East High Street, Lauder

TD2 6SS

Offers Over £340,000



11 East High Street is a substantial mid-terraced townhouse, located centrally within the popular town of Lauder and ideally placed for access to all the excellent amenities on offer within the town. Perfect for the commuter, with easy access north and south on the A68 trunk road through the Borders and only six miles from Stow Railway Station. Although the property requires a degree of upgrading, it offers fantastic living space spread across three levels and could be the ideal family home in a great location. Benefiting from a garden to the rear with beautiful views of Thirlestane Castle. Viewing is essential to fully appreciate.



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TD2 6SS

Offers Over £340,000

Ground Floor:

Entrance Hall
Sitting Room
Living Room
Dining Room
Kitchen
WC

First Floor:

Landing
Three Bedrooms
Family Bathroom

Second Floor:

Two Bedrooms

External:

Rear Garden
Garden Store
Wood Store



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 very strong and active community and the town Common Riding is a particular highlight in the summer and really is a must see. There are 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.

EPC

D

Council Tax Band

E

Viewing

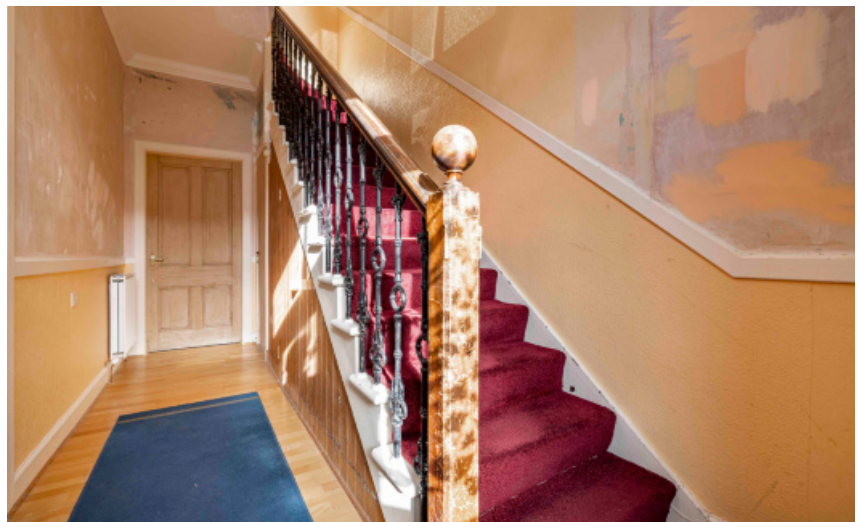
Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

Conservation

The property is not listed but lies within a conservation area.



Interested in this property?
Melrose
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

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

Also At:
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Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
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Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, stairs 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 fixtures, fittings 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.