

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



48a West High Street, Lauder

TD2 6TE

Guide Price £140,000



This mid-terraced property offers an unusual layout that sets it apart from other properties on the market. Featuring a double bedroom on the ground floor and a spacious lounge, dining kitchen, double bedroom and bathroom on the first floor, this home offers a flexible living arrangement that could suit a range of needs. Presented in good order throughout, the property is ready for you to move in and make your own. Located in the heart of Lauder and offering easy access to all the excellent amenities that this charming Borders town has to offer. Early viewing essential.



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GROUND FLOOR:

Vestibule
Hall
Double Bedroom

FIRST FLOOR:

Lounge
Dining Kitchen
Double Bedroom
Bathroom

Gas Central Heating
Double Glazing



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 & 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

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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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
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Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
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Langholm, Tel 013873 80482



48A West High Street, Lauder

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft

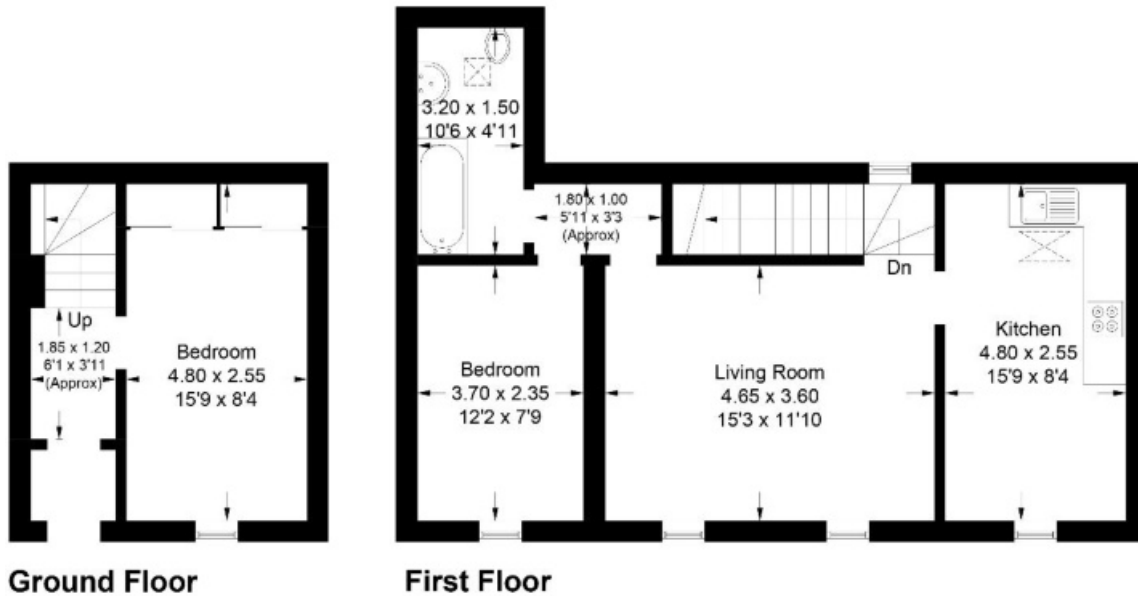


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID963656)

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.