

**Galashiels**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Malgrat, 22 Factors Park, Lauder

TD2 6QW

**Guide Price £300,000**



Tucked away enjoying an extremely private setting in this sought after area of Lauder, Malgrat is a well proportioned detached bungalow, comfortably positioned just a short walk from the town centre and most amenities. The layout is flexible and spacious and has been well maintained by the present owner providing plenty of scope to improve to ones own taste. Of particular note is the large lounge/dining room which leads through into the conservatory creating a superb living space, whilst there are four good sized bedrooms. Outside, the property is surrounded by well tended gardens with a garage and driveway providing convenient private parking. Early viewing of this property comes highly recommended as a high level of demand is anticipated.



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Accommodation:  
Entrance Hallway  
Large Lounge/Dining Room  
Conservatory  
Kitchen  
Utility Room  
Four Bedrooms  
Bathroom  
Shower Room

Warm Air Heating System  
Double Glazing

Generous well maintained gardens  
Garage  
Driveway



### 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 with Stow railway station just 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 local retailers, post office, 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains drainage, water and electricity. Double Glazing. Warm Air Heating System.

### EPC

D

### Council Tax Band

E

### Viewing

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  
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



**Malgrat, 22 Factors Park, Lauder, TD2 6QW**

Approximate Gross Internal Area = 125.6 sq m / 1352 sq ft

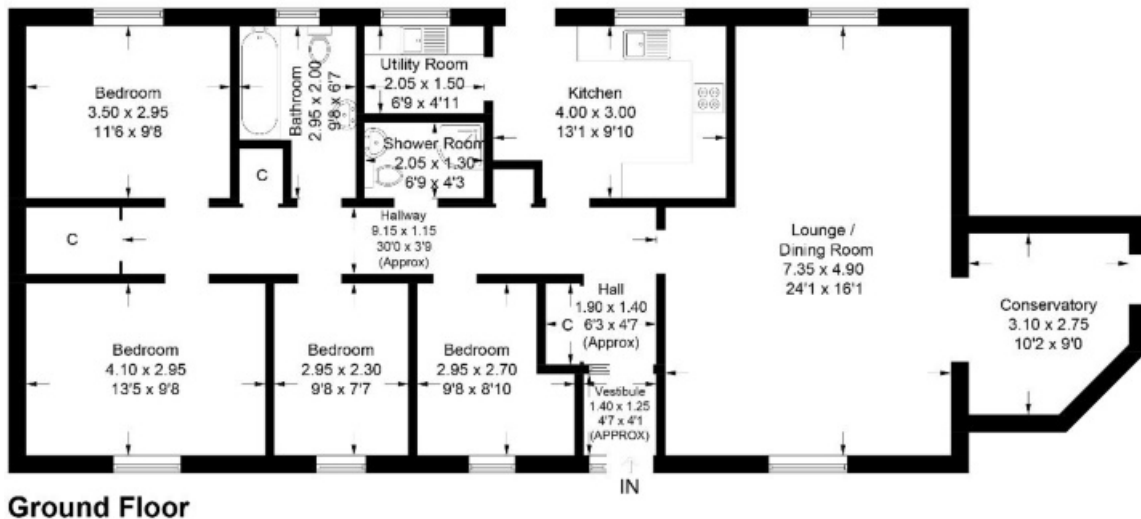


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID881530)

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.