

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Janefield Rise, Lauder

TD2 6SP

Guide Price £290,000



Located within a sought after area of the popular town of Lauder, 3 Janefield Rise is an extremely well-proportioned detached family home, boasting a flexible and versatile layout over two floors, and offering ample space for a growing family. In addition to the four bedrooms, en-suite and bathroom there is a large lounge/dining room, conservatory to the rear, modern dining kitchen, utility room and study. Externally there are areas of garden to the front and rear, garage and drive. Viewing is essential to fully appreciate.



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Vestibule
Hall
Lounge/Dining Room
Conservatory
Dining Kitchen
Utility Room
Master Bedroom with En-Suite Shower Room
Three Further Double Bedrooms
Study
Bathroom

Gas Central Heating
Double Glazing

Garden
Garage
Drive



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 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 and electricity. Gas central heating, double glazing.

EPC

C

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

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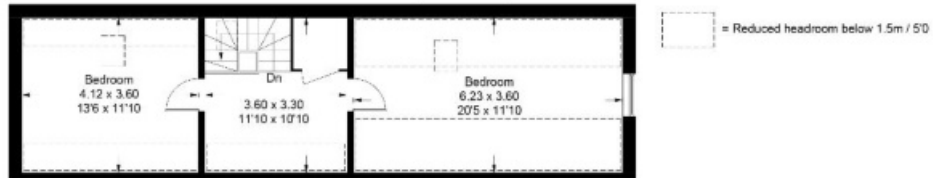
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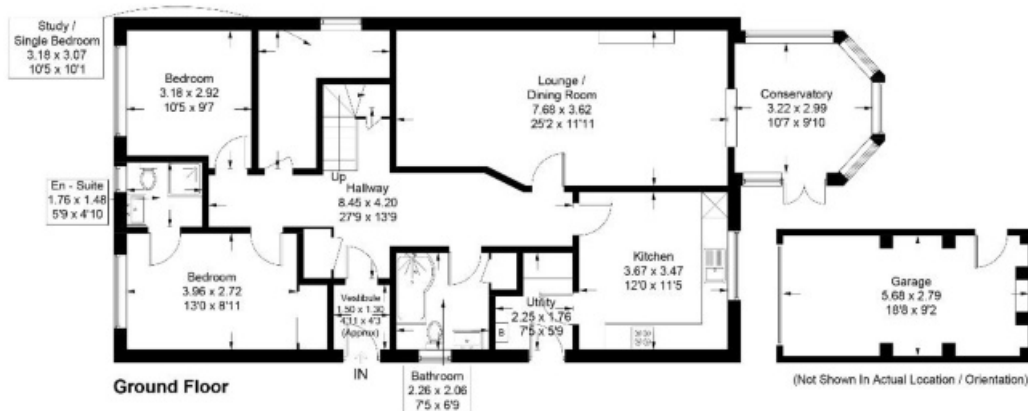


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Approximate Gross Internal Area = 163.2 sq m / 1757 sq ft
Garage = 16.0 sq m / 172 sq ft
Total = 179.2 sq m / 1929 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1011466)

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.