

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 7 Smithy Croft, Lauder, TD2 6RQ

**Offers Over £170,000**



7 Smithy Croft is a most attractive semi-detached property, tucked away in an extremely private corner setting within a sought after residential cul de sac in the town of Lauder. The well proportioned accommodation is in very good order throughout, featuring a spacious lounge with large picture window & wood burning stove, a modern dining kitchen, two generous double bedrooms, and a contemporary shower room. It is ideally suited to those searching for an easily managed home which is ready to move into. Additionally, there is an excellent array of storage space both inside the property and outside by means of an outhouse and two sheds. There are well tended gardens surrounding the property which enjoy a lovely private aspect.



# 7 Smithy Croft, Lauder, TD2 6RQ

Offers Over £170,000

Ground Floor  
Entrance Hall  
Lounge with wood burning stove  
Dining Kitchen  
Shower Room

First Floor  
Two Double Bedrooms

Generous gardens to front, side & rear

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 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 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 Earliston 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, electricity and gas. Double Glazing. Gas Central Heating.

### EPC

D

### Viewings

By appointment with the Selling Agent

### Council Tax Band

B

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 758311**

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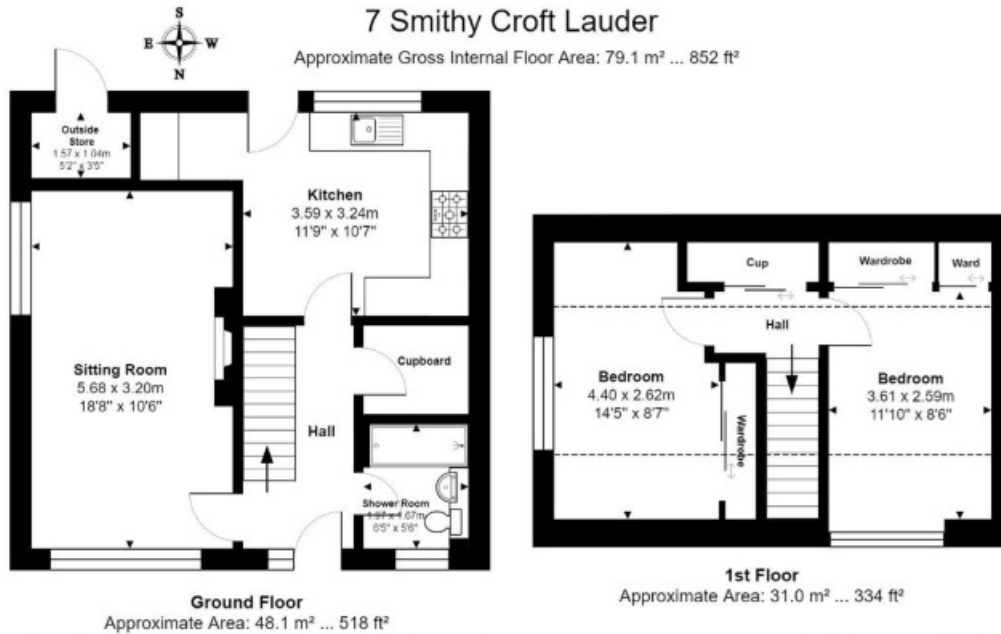
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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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



### 7 Smithy Croft Lauder

Approximate Gross Internal Floor Area: 79.1 m<sup>2</sup> ... 852 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 services, systems 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.