



Cambridge Cottage, Lauder, TD2 6SH



Offers Over £340,000

- Semi-Detached Stone Cottage
- Living, Sitting & Dining Room
- Kitchen, Laundry & Utility Room
- Attached Garage & Parking
- 5 Bedrooms & Dressing Room
- 2 Bathrooms & Shower Room
- Library Room & Rec 4 / Office
- Large Garden & Stables

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Interested In  
viewing this property?

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### LOCATION:

Cambridge Cottage is tucked away adjacent to the Pyatshaw Gothic stone archway which was one of the entrances to the former Spottiswood House / Estate (demolished in 1928). There is easy access to the A697 from the property and is approximately 4 miles from the thriving Scottish Borders town of Lauder. Lauder offers a vibrant community atmosphere, with local shops, cafes, and amenities. Edinburgh is approx. 30 miles away and would be ideal for those looking for rural living, whilst in a commutable distance.

### DESCRIPTION:

This stone built semi-detached cottage exhibits quaint charm from the outset yet is an exceptionally spacious family home. The property comprises 5 bedrooms, a dressing room, 2 bathrooms, and a shower room, offering flexible living arrangements, versatility, and privacy, with the potential for a self-contained annexe with independent access (subject to permissions). The cottage boasts a kitchen, laundry room, and utility room, along with 3 reception rooms on the ground floor, including a living room with a stove, a dining room also with a stove, and a sitting/sunroom. Additionally, there are 2 further reception rooms on the first floor, currently utilized as a library/reading room and a large office, providing ample space ideal for remote work, all while surrounded by picturesque countryside views. Welcome to your idyllic retreat where nature meets comfort.

### EXTERNALLY:

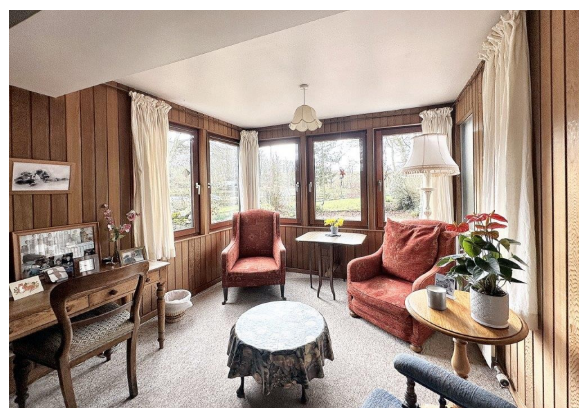
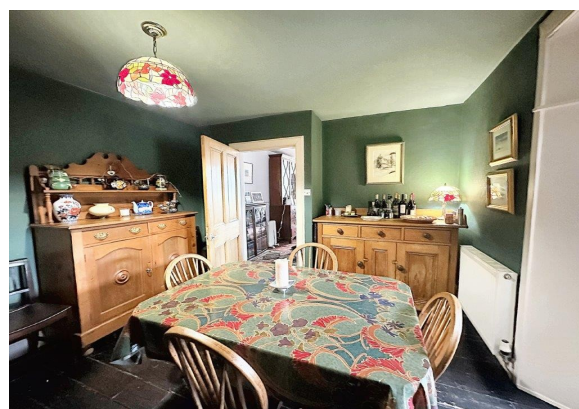
The property is set in private surrounding garden grounds with ample parking to the front leading to the garage (4.72m X 3.32m at widest point). There is a real cottage style garden with well established trees and shrubs. There is also a large vegetable garden with raised bed and extensive grass areas. To the rear there is a large, detached timber building formerly used as stables but could be used for storage or a workshop.

### SERVICES:

Mains electricity, water & septic tank drainage.

### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



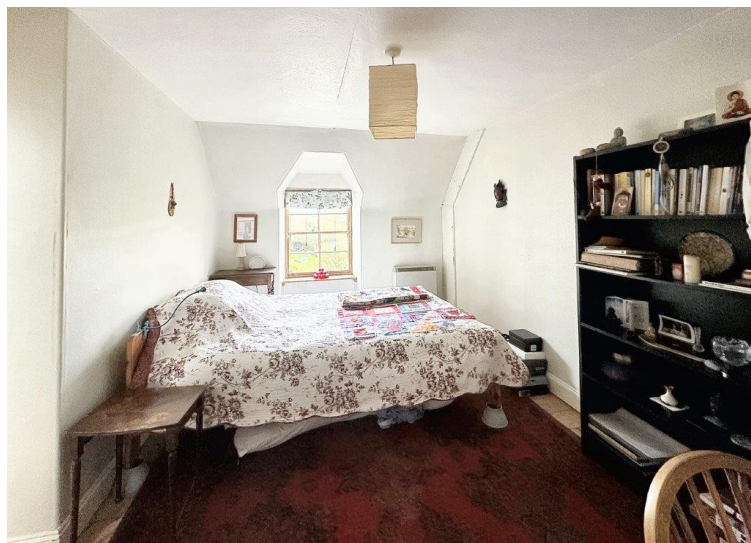
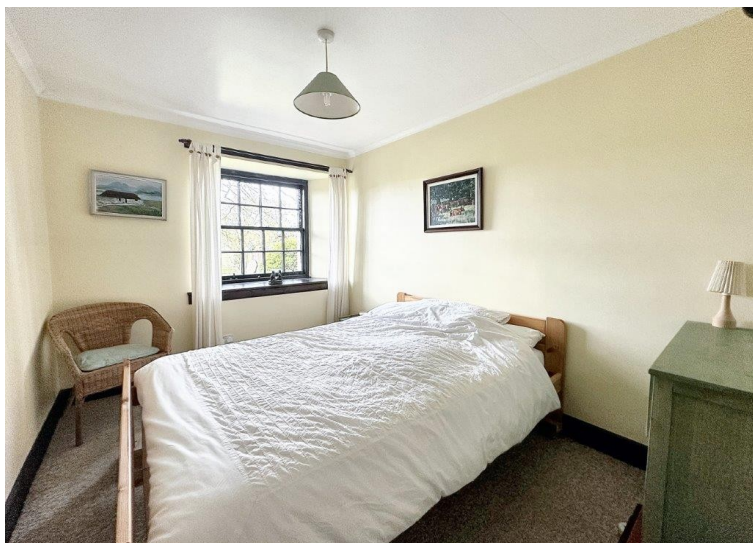
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## FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION:

- ENTRANCE HALL (2.35M X 0.99M)
- DINING ROOM (3.80M X 3.40M)
- SHOWER ROOM (3.25M X 1.32M)
- UTILITY ROOM (4.10M X 2.22M)
- BEDROOM 3 (3.49M X 2.62M) at widest
- BEDROOM 5 (3.57M X 1.90M)
- WC (1.78M X 1.13M)
- DRESSING ROOM (3.25M X 2.27M)
- RECEPTION ROOM / OFFICE 4.95M X 3.23M)
- BATHROOM (2.00M X 1.95M)
- LIVING ROOM (5.08M X 3.39M)
- KITCHEN (4.31M X 2.62M)
- LAUNDRY ROOM (2.43M X 1.78M)
- SITTING ROOM / SUNROOM (7.45M X 3.24M) at widest
- BEDROOM 4 (3.49M X 2.48M)
- BATHROOM (1.48M X 1.77M)
- BEDROOM 2 (4.51M X 3.29M) at widest
- LIBRARY / READING ROOM (4.45M X 2.77M) at widest
- INNER HALL INCLUDING AIRING CUPB'D (1.95M X 1.92M)
- MASTER BEDROOM (7.14M X 3.21M)

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