

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 21 Thirlestane Drive, Lauder

TD2 6TS

**Offers Over £290,000**



Located within a popular modern development in the sought after town of Lauder, 21 Thirlestane Drive is the ideal home for a growing family. Just a short walk from the town centre where there is an excellent selection of shops and restaurants. Lauder is surrounded by stunning countryside, ideal for dog walking, horse riding and other country pursuits. Arranged over three floors, the property boasts a spacious and flexible layout with four bedrooms, four bathrooms, lounge, dining room, dining kitchen and utility room. Externally there is an enclosed garden to the rear, garage and drive. Early viewing of this lovely property is an absolute must.





# 21 Thirlestane Drive, Lauder

TD2 6TS

**Offers Over £290,000**

Hall  
Lounge  
Dining Room  
Dining Kitchen  
Utility Room  
Downstairs WC  
Master Bedroom with En-Suite and Dressing Area  
Three Further Bedrooms  
Further En-Suite Shower Room  
Family Bathroom

Gas Central Heating  
Double Glazing

Garden Front & Rear  
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 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 carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, gas, 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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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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Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**21 Thirlestane Drive, Lauder**

Approximate Gross Internal Area = 132.2 sq m / 1423 sq ft

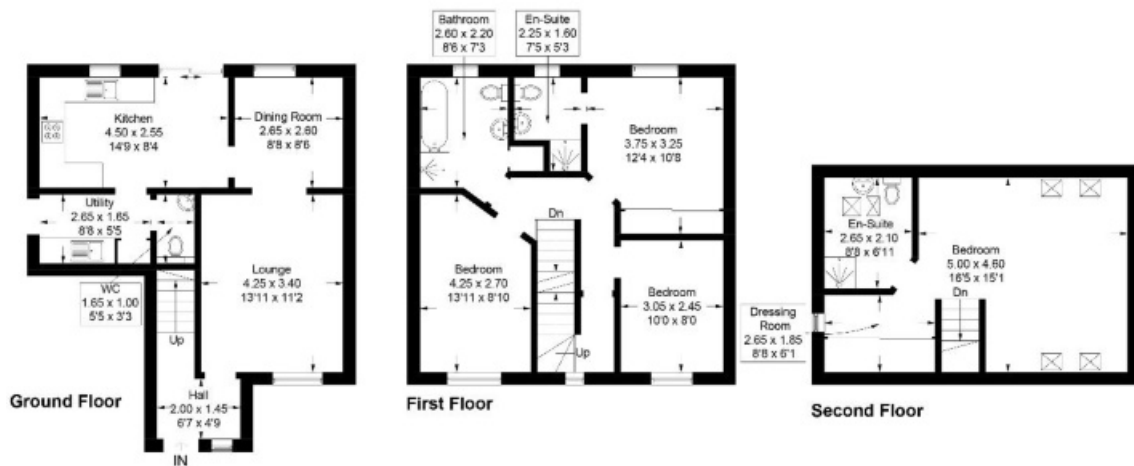


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1062671)

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.