

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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8 The Row, Lauder, TD2 6TQ

Guide Price £110,000



This attractive first floor flat is located just off the High Street in the popular town of Lauder, perfectly placed just a short walk from most amenities. The property, which shares an entrance/stairway with one other property, provides a surprisingly well proportioned layout which has been enhanced by the present owner with the lounge and kitchen having been opened up to create a welcoming and spacious reception room ideal for entertaining. It is perfectly suited to those searching for an easily managed starter property and, as such, as ready to move into but would be equally suitable as an investment buy. Outside, there is an enclosed private garden which is laid to lawn and includes a small area of decking and a shed.



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Accommodation
Entrance Hall
Bright open plan Lounge/Kitchen
Double Bedroom
Bathroom

Gas Central Heating
Double Glazing

Enclosed private garden to the rear



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

EPC

C

Viewings

By appointment with the Selling Agent

Council Tax Band

A

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

Also At:

Galashiels,	Tel 01896 758 311
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 47.7 sq m / 513 sq ft

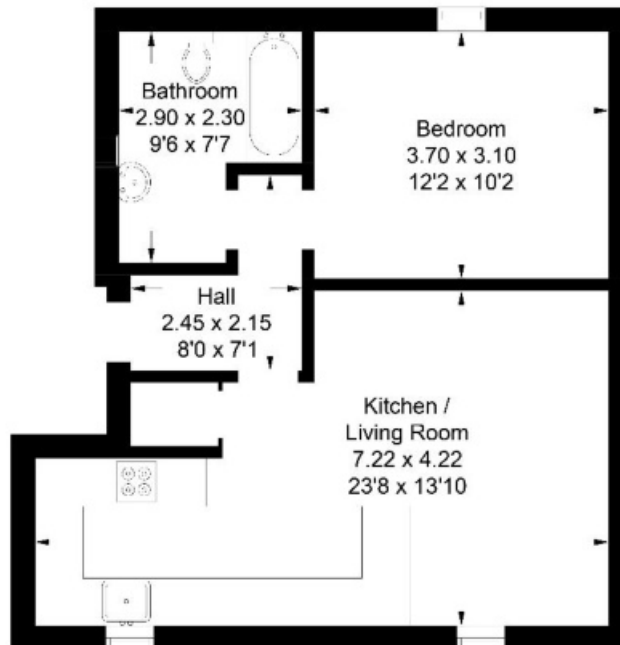


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073891)

Full members of:



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