

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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13 Scott Road, Lauder

TD2 6QH

Offers Over £180,000



13 Scott Road is a well-proportioned semi-detached property, located within a popular area of Lauder and ideally placed for easy access to all the good amenities on offer within the town. Presented in good order throughout, the property features a lounge with multi-fuel stove and patio doors leading to the garden, dining kitchen, utility room, contemporary bathroom and two double bedrooms. Externally there is an enclosed rear garden with lovely summerhouse, patio area and shed. To the front there is a further area of garden with an extremely handy drive providing off-street parking. Early viewing of this lovely property is essential to avoid disappointment.



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TD2 6QH

Offers Over £180,000

Hall
Lounge
Dining Kitchen
Utility Room
Bathroom
Two Double Bedrooms

Gas Central Heating
Double Glazing

Garden Front & Rear
Summerhouse
Shed
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

D

Council Tax Band

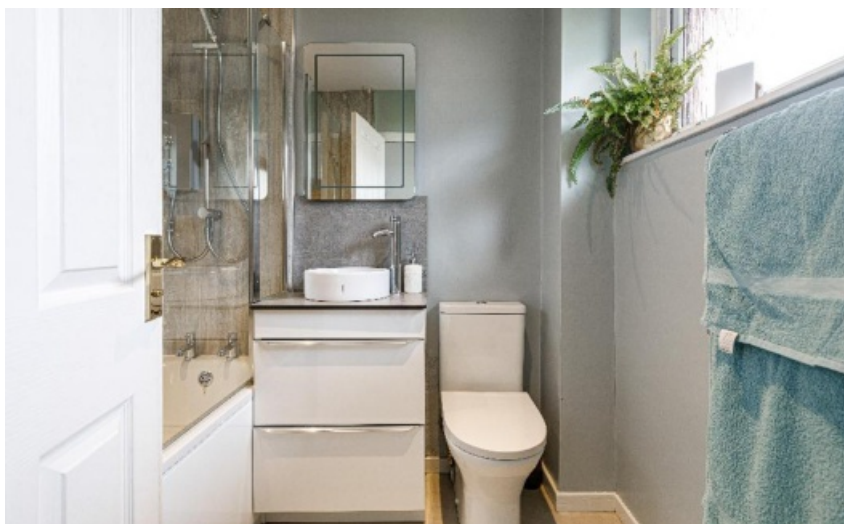
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Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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Fax: 01896 758112
Email: gala@cullenkilshaw.com

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

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
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Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



13 Scott Road, Lauder

Approximate Gross Internal Area = 74.9 sq m / 806 sq ft

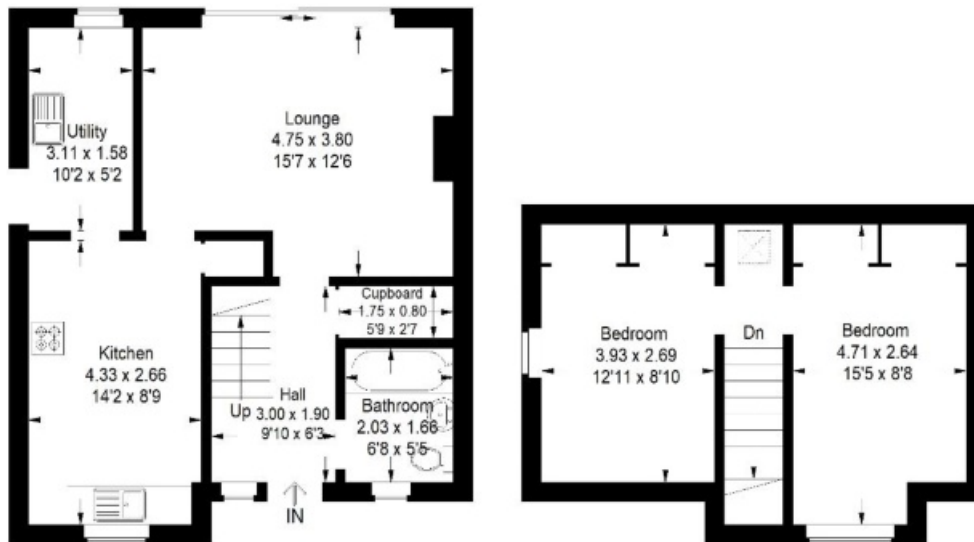


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1080293)

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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.