

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



43 East High Street, Lauder

TD2 6SS

Guide Price £330,000



A generously proportioned mid-terraced townhouse, located centrally within the popular town of Lauder and ideally placed for access to all the excellent amenities on offer within the town. Perfect for the commuter, with easy access north and south on the A68 trunk road through the Borders and only six miles from Stow Railway Station. The property offers versatile and flexible accommodation throughout to meet a variety of needs. Externally there is a large walled garden to the rear. Properties of this type in Lauder rarely come onto the open market, early viewing is essential.



43 East High Street, Lauder

TD2 6SS

Guide Price £330,000

GROUND FLOOR:

Vestibule
Hall
Lounge
Dining Kitchen
Study
Utility Room
Downstairs WC
Double Bedroom

FIRST FLOOR:

Living Room
Box Room
Master Bedroom with En-Suite
Family Bathroom

SECOND FLOOR:

Two Double Bedrooms

Gas Central Heating
Partial Double Glazing

Walled Garden to 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 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 all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Gas central heating, partial double glazing.

EPC

E

Council Tax Band

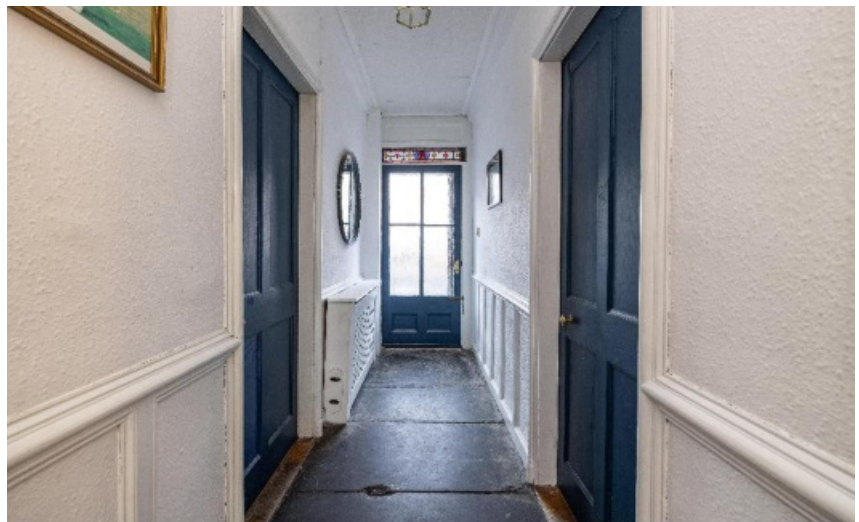
E

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
Phone: 01896 758311
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
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
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



43 East High Street, Lauder

Approximate Gross Internal Area
192.2 sq m / 2069 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1137103)

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.