

Melrose
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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23 Thirlestane Drive Lauder

TD2 6TS

Guide Price £250,000



23 Thirlestane Drive is a most attractive detached dwelling, located within a modern development in the sought after town of Lauder. The property provides very comfortably proportioned accommodation, all of which is presented in immaculate order, and would be perfectly suited to those searching for an easily managed family home which is ready to move into. Outside, there are pleasant private gardens in addition to a garage and drive which ensure there is ample private parking.



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Ground Floor:
Entrance Hall
Lounge
Open plan Kitchen/Dining Room
Utility Room
Downstairs WC

First Floor:
Four Bedrooms (2 en-suite)
Bathroom

Outside:
Good sized private gardens
Garage
Driveway



Location:

Only 25 minutes 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 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 and Fittings:

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services:

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

EPC:

C

Council Tax Band:

F

Viewings:

By appointment with the Selling Agents.

Entry:

By mutual agreement.



Interested in this property?
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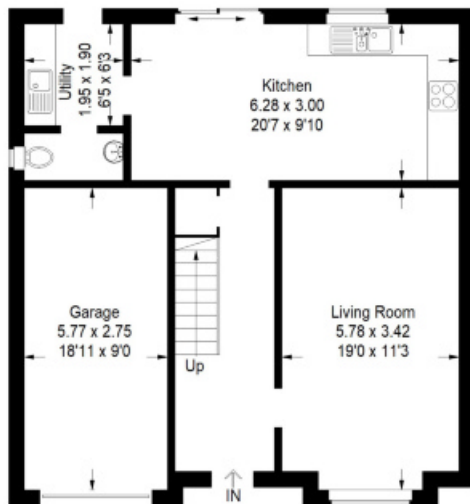
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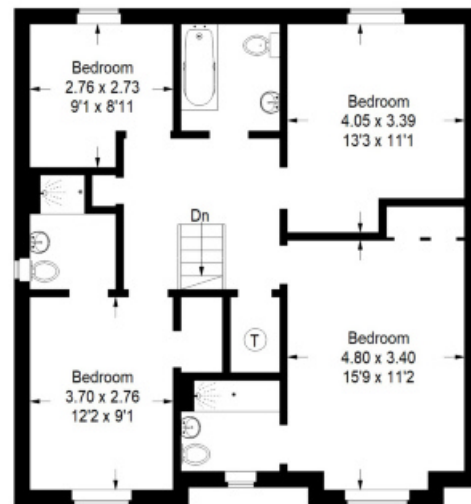


23 Thirlestane Drive, Lauder

Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft
Garage = 15.9 sq m / 171 sq ft
Total = 146 sq m / 1571 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID 693912)

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.