

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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25 West High Street, Lauder

TD2 6TF

Fixed Price £190,000



25 West High Street is a stunning mid-terraced property, situated in the heart of the popular town of Lauder with excellent amenities close by. The property has been upgraded to an exceptionally high standard and is presented in immaculate order throughout. Benefiting from an abundance of attractive and additional features including the spacious lounge, modern kitchen, bathroom & shower room, two very large double bedrooms on the first floor and the large attic room on the second floor. Contemporary throughout, this really is an exceptional home and really must be viewed to fully appreciate.



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Hall
Lounge
Breakfasting Kitchen
Bathroom
Bedroom One
Bedroom Two
Shower Room
Large Attic Room

Gas Central Heating
Double Glazing



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 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

TBC

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Melrose
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Melrose, TD6 9PQ
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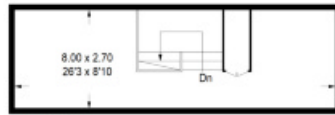
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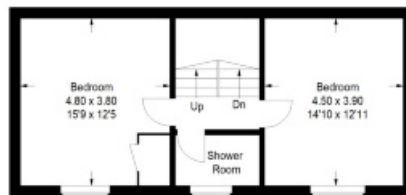


25 West High Street, Lauder

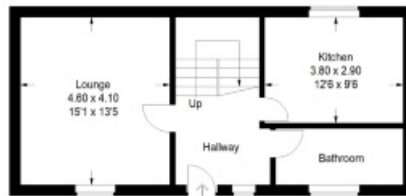
Approximate Gross Internal Area
120.5 sq m / 1297 sq ft



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID 699632)

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.