



32 Stonyford

Lauder, The Borders, TD2 6AW

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Good-sized living room.
- Home office/study.
- Attractive & generously proportioned dining kitchen with excellent storage.
- Cloakroom/WC.
- French doors to south-facing rear garden.
- Carpeted staircase leading to upper level.
- Upper landing with access to attic.
- Master bedroom with built-in mirrored wardrobes & en suite shower.
- Second double bedroom with built-in mirrored wardrobes.
- Two further bedrooms.
- Family bathroom with shower.
- Gas central heating.
- Double glazing.
- Solar panels.
- Driveway to side with electric power point.
- Private garden to front.
- Extensive, enclosed & well-maintained south-facing garden at rear.
- Summerhouse & garden shed.
- External water.
- Unrestricted on-street parking.
- NHBC guarantee.



GENERAL DESCRIPTION

A well-presented detached villa on an excellent corner position in a sought-after modern development in the desirable town of Lauder in the Scottish Borders. The property is an ideal commuter base to Edinburgh and the South and is located just off the A68. The property would make an ideal family home in a great location with a highly regarded school close by while there is a wide range of local amenities close at hand.

Factoring Note:

The communal areas within the development are maintained by the factors Ross & Liddell at the approximate charge of £17 a month.

COUNCIL TAX BAND: E.

TRAIN STATION: APPROXIMATELY 6 MILES TO STOW TRAIN STATION.

AIRPORT: APPROXIMATELY 34 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 300 METRES.

LOCATION

Lauder is a thriving and historic town in the Scottish Borders, lying approximately a 30 minute drive from the southside of Edinburgh, placing it within commuting range of the Capital. The town has all the necessary everyday amenities, including a post office, pharmacy, health centre, cafes and eateries, butchers, bakers, greengrocers, delicatessen, a petrol station and a mini market. For leisure and recreational facilities there is a local golf course, tennis club, leisure centre and a strong horse riding community. Just a short drive there are more extensive services offered by the larger Border towns such as Galashiels which boasts a cinema, swimming pool, numerous shops and two large 24 hour supermarkets. The Borders General Hospital is only 20 mins drive away in nearby Melrose. The town also boasts the highly regarded Lauder Primary School, with secondary schooling close by at the well renowned Earlston High. Edinburgh is easily accessible via the A68 which connects to the city bypass and the recently opened Borders Railway has a stop at Stow, approximately six miles away, offering a journey time of around forty minutes directly into the heart of Edinburgh.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, FRIDGE/FREEZER AND FREESTANDING AUTOMATIC WASHING MACHINE. THE GARDEN SHED AND SUMMERHOUSE WILL ALSO BE INCLUDED IN THE FOR SALE PRICE. PLEASE NOTE THE KITCHEN CEILING LIGHT PENDANT WILL NOT BE INCLUDED IN THE PRICE.





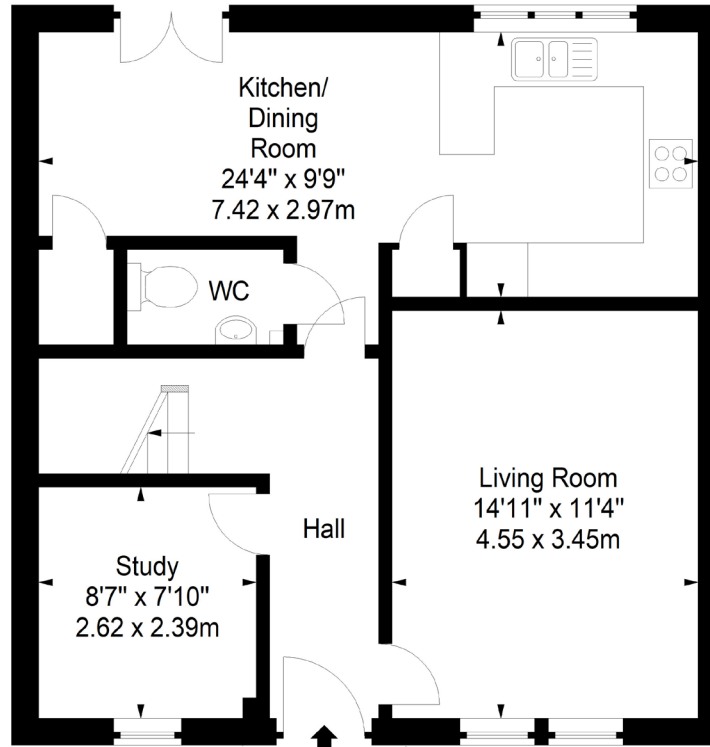
**Stonytorra,
Lauder,
Scottish Borders, TD2 6AW**



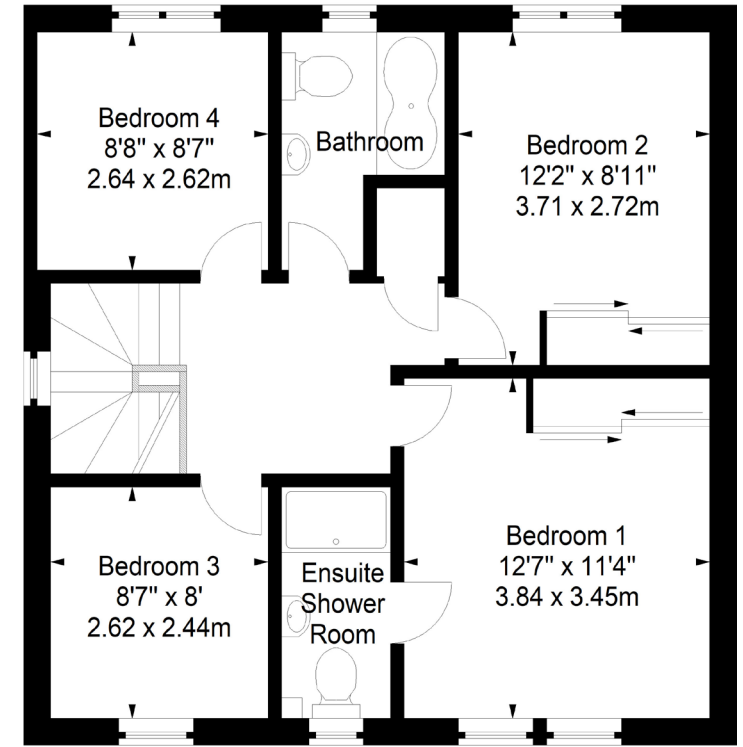
Approx. Gross Internal Area
1233 Sq Ft - 114.55 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING B**



Ground Floor



First Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.