



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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48a West High Street, Lauder, TD2 6TE

Guide price £130,000



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48a West High Street Lauder, TD2 6TE

- Mid-Terraced Maisonette
- Excellent Local Amenities
- Spacious Kitchen
- Gas Central Heating
- Excellent Local Schooling
- Sought-After Location
- 2 Bedrooms
- Living Room
- Double Glazing
- Easily Commutable to Edinburgh

We are delighted to offer this mid-terraced maisonette located at the heart of the popular Borders town of Lauder. Offering bright, free flowing accommodation over two floors, this property is an excellent First Time Buyer or downsizing opportunity in a highly sought-after and rarely available location.

- ENTRANCE HALL - KITCHEN - SITTING ROOM - TWO BEDROOMS - BATHROOM -



Internally

The property is well-presented and in good decorative order throughout. Downstairs is a double bedroom with fitted wardrobes, while upstairs is a spacious living room, well equipped kitchen, double bedroom and bathroom.

Kitchen

The kitchen has space for a table and is fitted with a range of wall and floor units with stone-effect worktops and integrated stainless steel sink, electric oven and hob. There are spaces for a freestanding washing machine and tall fridge freezer.

Bathroom

The bathroom is fitted with a white suite containing a WC, wash hand basin and bath with electric shower over.





Location

The market town of Lauder lies around twenty miles south of Edinburgh. The town provides an extensive range of amenities ranging from a variety of specialist shops, hotels, small supermarket, petrol station, and a coffee shop/art gallery. A full range of amenities is available in Galashiels, around a twenty-minute drive away. Local attractions include Thirlestane Castle, Mellerstain House, and Abbotsford House, the former home of Sir Walter Scott. There is also a variety of outdoor pursuits in the area that include fishing, rough and syndicated shooting, horse riding, golf, mountain biking and hill walking. Local schools include the recently built Lauder primary school, and the highly regarded Earlston High School.

The A68 provides easy travel both to Edinburgh and south towards Newcastle, while the other Border towns are within easy driving distance. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately five miles away, and offers a journey time to central Edinburgh of around 45 minutes.

Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

Services

Mains Water, Gas, Electricity and Drainage.

Council Tax

Council Tax Band B

Viewings

Strictly By Appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time





Be
Happy

Be
Kind

Floor Plans



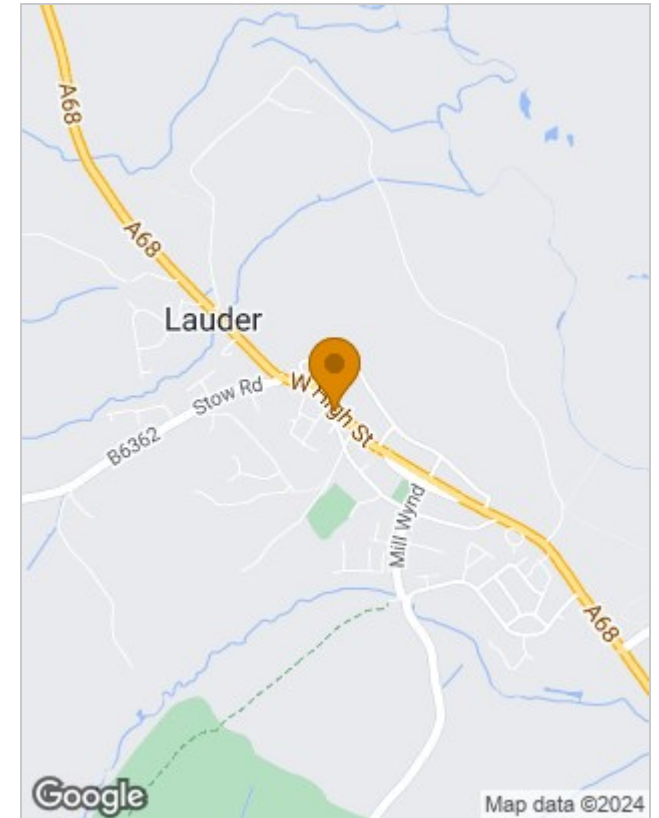
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

