



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



13 The Orchard, Lauder, TD2 6QE

Guide price £160,000



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13 The Orchard Lauder, TD2 6QE

- Terraced House
- 2 Double Bedrooms
- Private Gardens
- Close to Town Centre
- Excellent Local Schooling
- Well-Presented Throughout
- Open-Plan Lounge / Dining Room
- Ideal First-Time Buy
- Gas Central Heating & Double Glazing
- Commuting Distance to Edinburgh

13 The Orchard is a well-presented two-bedroom mid-terraced house located in a popular residential cut-de-sac just a stone's throw from Lauder town centre. The property boasts a lovely open-plan living space, two double bedrooms and easily-maintained private gardens to the front and rear.

ACCOMMODATION

- ENTRANCE HALL - OPEN PLAN LOUNGE / DINING ROOM - KITCHEN - HALL LANDING - 2 BEDROOMS - STORE - BATHROOM -



Internally

The property benefits from free-flowing bright and spacious accommodation over two levels. To the ground floor there is a welcoming entrance hallway which leads through to the dual aspect lounge with dining area with patio doors to the rear garden. The kitchen is accessed via the dining area and enjoys a peaceful view over the rear garden. To the first floor, the hall landing gives access to two good sized bedrooms, a useful store and the family bathroom.

Kitchen

The kitchen is fitted with a range of wall and base units overlaid with wood-effect worktops incorporating a ceramic sink unit with mixer tap. Integrated appliances include an electric oven, gas hob with extractor hood, dishwasher, fridge/freezer and washing machine.

Bathroom

The bathroom is fitted with a modern 3-piece suite including WC, pedestal basin and bath with mixer shower and laminated splashbacks.





Externally

The property boasts well-maintained gardens to the front and rear. The front garden is laid to a mixture of artificial lawn and stone paving. The rear garden is also largely laid to decorative paving and artificial grass bound by timber fencing and stone walling. There is unrestricted parking of residents and guests to the front of the property.

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

All mains available. Gas central heating and double glazing throughout.

Council Tax

Council Tax Band C.

Viewings

Strictly By Appointment via James Agent.

Home Report

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

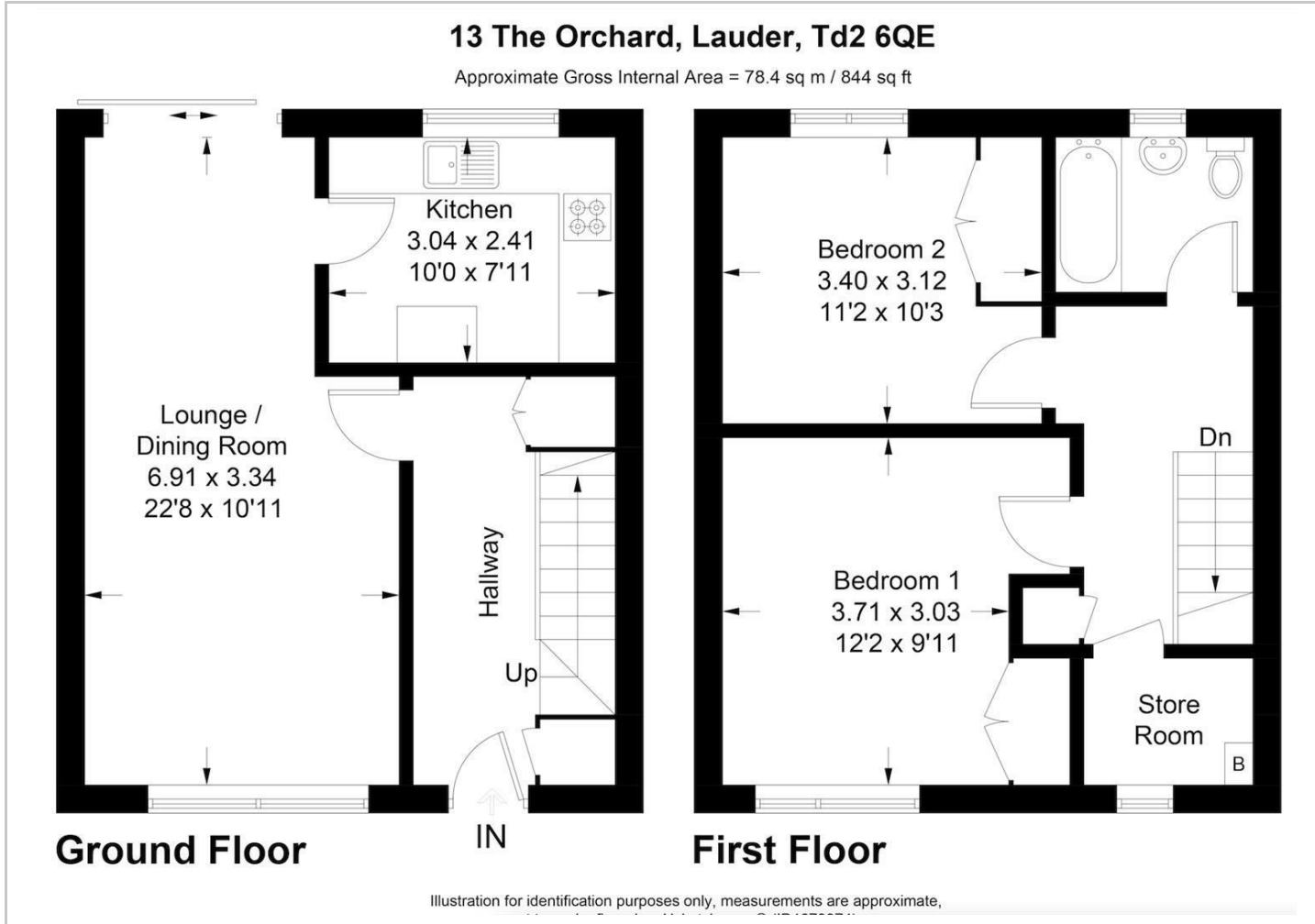
Offers

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





Floor Plans



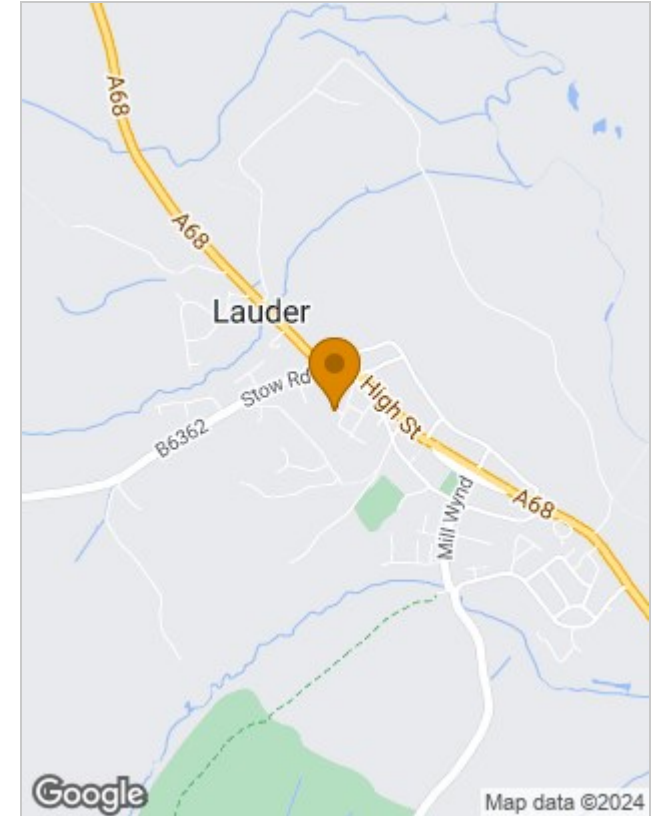
Viewing

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

