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16 The Row

Lauder, Scottish Borders, TD2 6TQ



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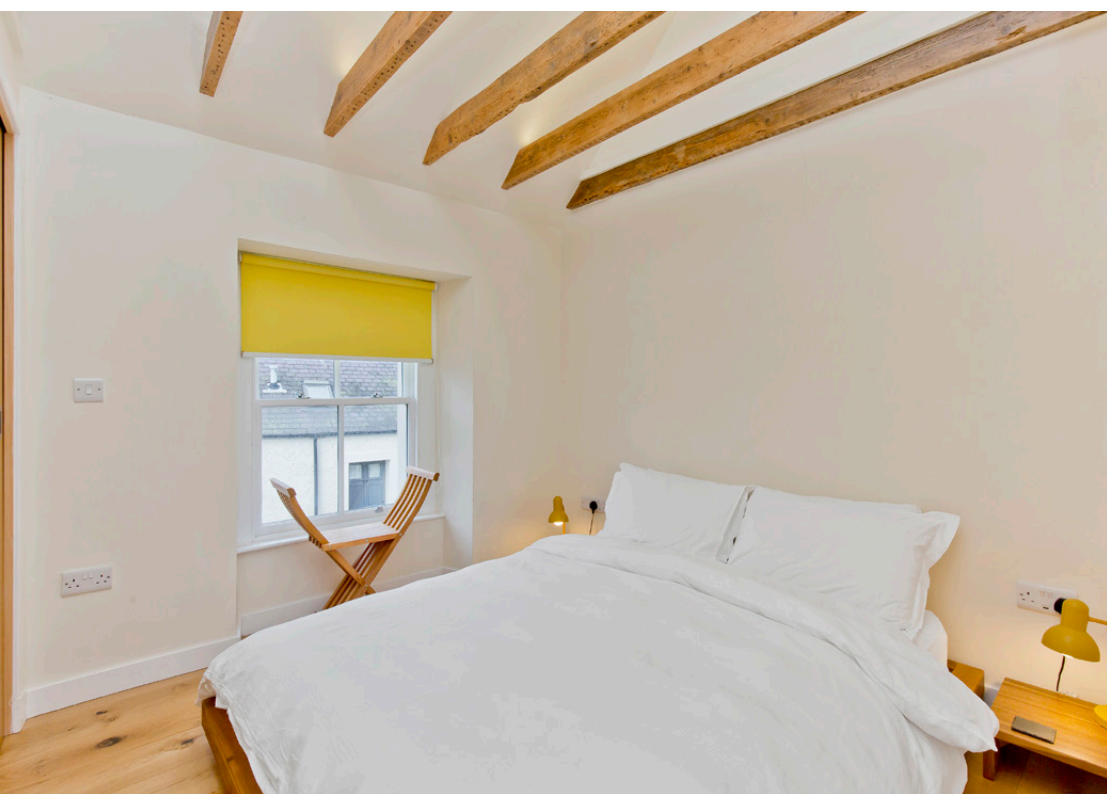
Property Summary

Enjoying a peaceful market town setting, a short stroll from high street amenities and scenic open countryside, this quaint mid-terraced house is well-presented with neutral décor enhanced by tasteful modern fittings and homely rustic features. The charming traditional home includes a bright open-plan reception room and integrated kitchen, opening onto a small, paved, shared access courtyard, and a double bedroom with storage and an en-suite shower room featuring a deluxe rainfall shower. On-street parking is handily unrestricted.

Extras: All fitted floor and window coverings and light fittings will be included in the sale

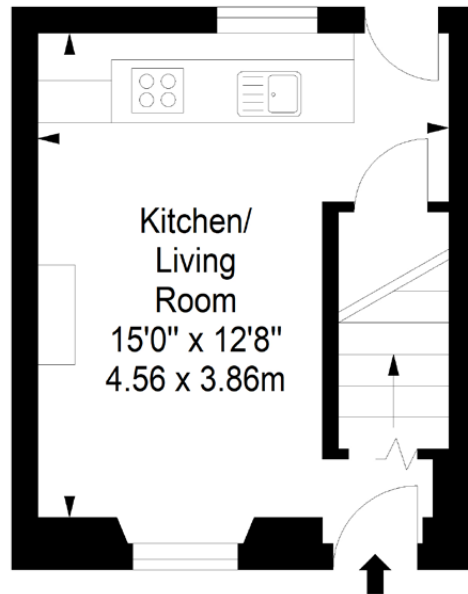
Features

- Quiet market town address
- Mid-terraced house with charming interiors
- Living /dining room with log burner and storage open to:
- Sunny integrated kitchen with courtyard access
- One double bedroom suite with storage and a stylish skylit en-suite shower room
- A small, paved, shared access courtyard
- Unrestricted on-street parking
- Gas central heating
- EPC - C

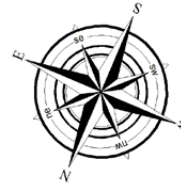
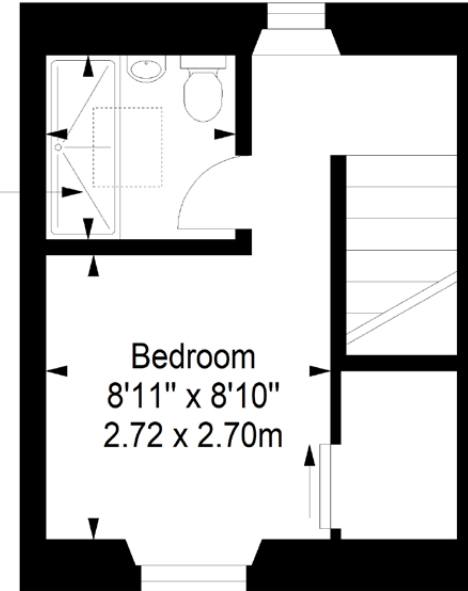


Floorplan

Ground Floor
Approx. 18.6 sq. metres (200.2 sq. feet)



First Floor
Approx. 18.4 sq. metres (198.1 sq. feet)



Total area: approx. 37.0 sq. metres (398.3 sq. feet)

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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