

2 UPPER LOAN PARK
LAUDER, BERWICKSHIRE, TD2 6TR

CURRAN & CO
PROPERTY



2 UPPER LOAN PARK LAUDER, BERWICKSHIRE, TD2 6TR

FIXED PRICE £330,000



'Surrounded by picturesque Berwickshire countryside, 2 Upper Loan Park is situated within an exclusive residential development in sought-after Lauder'

- Expansive Bungalow on Corner Plot
- Sizeable Living / Dining Room
- Dining Kitchen & Separate Utility Room
- Two Conservatories
- Substantial Attic Space
- Gas Central Heating & Double Glazing
- Manicured Gardens
- Drive-way & Single Garage



Description

2 Upper Loan Park is an expansive detached bungalow, offering buyers flexible accommodation and beautiful gardens. Surrounded by picturesque Berwickshire countryside, the house occupies a sizeable plot within an exclusive residential development in sought-after Lauder, and is well-positioned to take advantage of excellent local amenities.

The accommodation comprises: entrance vestibule; hall with storage cupboard off; sizeable living / dining room with log burning stove and storage cupboard fitted out as a bar; conservatory with door allowing access to the drive-way; well-equipped dining kitchen with base and wall-mounted units, integrated gas oven, gas hob, fridge, freezer, and dishwasher; useful utility room housing the Worcester boiler and freestanding fridge/freezer, washing

machine and tumble dryer; porch with sliding patio doors and access to the built-in sauna; double bedroom 1 with fitted wardrobes and double doors opening into the generously-proportioned conservatory with sliding doors; double bedroom 2 with fitted wardrobes; double bedroom 3 with storage cupboard and access to the attic space (which has the potential to be converted subject to obtaining all necessary local authority consents); and family-sized bathroom with corner bath, quadrant shower enclosure, heated towel-rail, bidet and fitted storage unit. Further benefits of this property include gas central heating and double glazing throughout.

To the side and rear of the house there are manicured gardens laid to lawn with mature borders, garden shed, greenhouse, pond and several patio areas. A monoblocked driveway leads to the single garage, with

access to the house via the conservatory.

Extras

Extras to be included in the sale are all curtains and blinds, kitchen appliances, and the kitchen furniture (table, accompanying benches and the Welsh dresser). Other items are available by separate negotiation.

EPC Rating

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band F.

Viewing

Viewing is by appointment. Please contact our office to arrange.





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Approximate Floor Area
1,711 sq. ft
(159.00 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.