



FOR SALE
RE/MAX
REAL ESTATE

 **RE/MAX**
Property

De Sheil Castle Wynd, Lauder
£0



****Excellent Property Project****

****Inviting Cash Buyers Only as property Non Mortgageable****

Carol Lawton and RE/MAX Property are delighted to present this detached bungalow, offering substantial potential for full renovation and upgrading. Situated on a beautiful large plot, the property includes a spacious garage and workshop, making it an ideal project for those seeking to customize and enhance a tranquil countryside setting.

The home report can be downloaded from the RE/MAX website.

Freehold Property

Council Tax Band D

Factor Fee No

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

Located in the scenic Scottish Borders, Lauder is a historic town steeped in charm and character. Known for its picturesque surroundings and rich heritage, Lauder offers visitors a glimpse into Scotland's past with its historic

Bedroom 1

11' 4" x 8' 1" (3.46m x 2.47m)

This spacious bedroom boasts a front-facing window that fills the room with natural light. Ample space allows for various configurations of free-standing furniture, complemented by a central light fixture and a radiator for comfort. While the room retains its generous proportions, it presents a prime opportunity for a full upgrade to enhance its potential.

Bedroom 2

7' 10" x 8' 11" (2.38m x 2.71m)

Bedroom Two offers a generous layout, providing ample space for versatile placement of free-standing furniture. Two large storage cupboards add practicality to the room. While maintaining its spacious appeal, this bedroom presents an ideal opportunity for a complete upgrade, allowing for customization to suit personal preferences and modern living standards.

Bedroom 3

12' 11" x 9' 9" (3.93m x 2.98m)

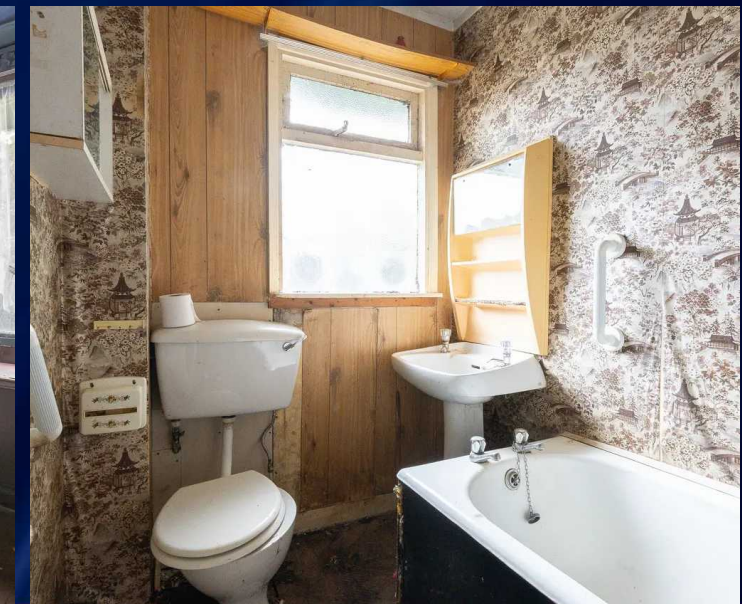
Bedroom Three is a comfortably sized double room featuring a rear-facing window that offers views of the surroundings. While currently requiring a full upgrade, this room presents a solid foundation for creating a personalized and modern living space tailored to your preferences.



Bathroom

7' 10" x 5' 2" (2.38m x 1.57m)

The bathroom in this property is in need of a full renovation.



Hallway

4' 0" x 2' 1" (1.23m x 0.64m)

The entrance hall welcomes you with a charming vestibule doorway, setting a warm and inviting tone. From this central hallway, all main rooms are easily accessible, each featuring classic center lighting and a radiator. While the property retains its original character, it is in need of a full upgrade, offering a fantastic opportunity to renovate and customize to your taste.

Lounge

20' 10" x 9' 7" (6.34m x 2.93m)

The spacious lounge, accessed from the hallway, opens seamlessly into the dining room, offering a fluid living space. Bathed in natural light from a large front-facing bay window, the lounge enjoys serene views overlooking the garden. While maintaining its generous proportions, this room presents an ideal canvas for a comprehensive upgrade to maximize its potential.

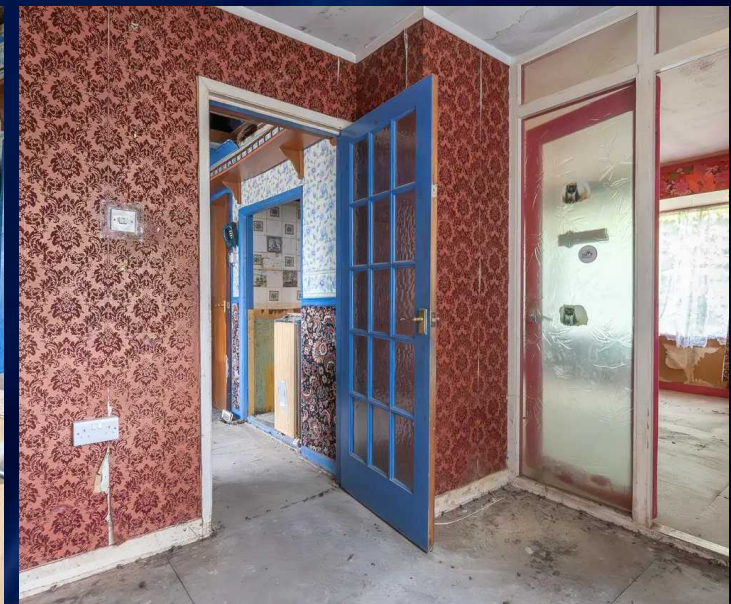
Kitchen

10' 11" x 10' 2" (3.33m x 3.09m)

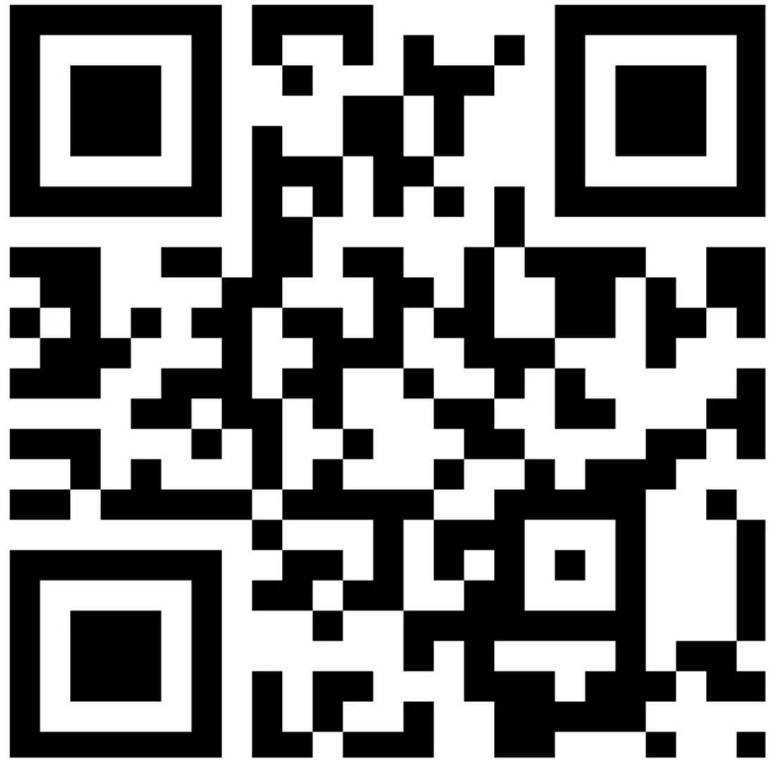
This expansive kitchen offers ample space and functionality, with convenient access to the hallway, utility room, and dining area. Illuminated by a side-view window, the kitchen enjoys natural light and a practical layout. While currently in need of a full renovation, this room presents an exciting opportunity to create a modern culinary space tailored to your preferences and lifestyle.

Dining room

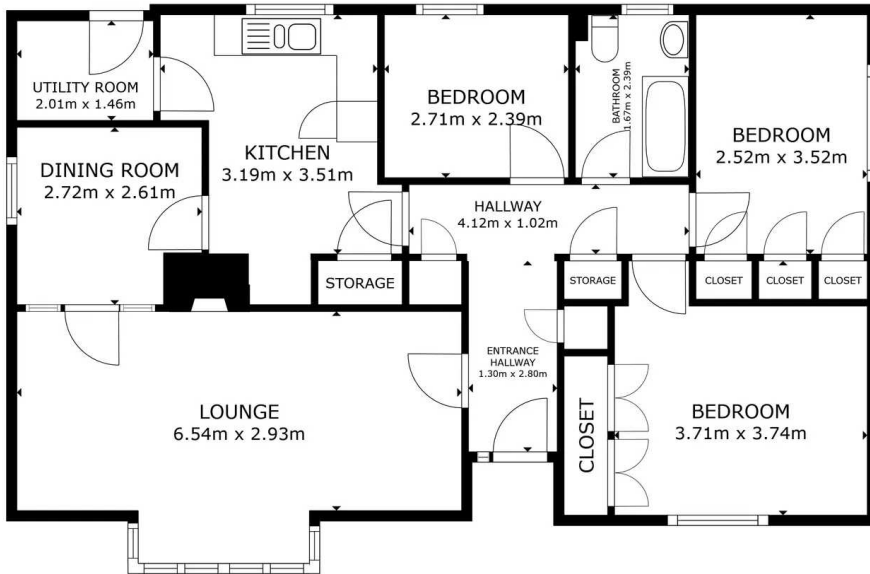
The dining room is spacious, offering convenient access to both the lounge and kitchen. While currently in need of upgrading, this room provides a solid foundation for creating a modern and functional dining space tailored to your preferences.



Scan Here to Download



The Home Report



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 91.8 m²
TOTAL : 91.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.