



# Allanbank Lodge, Manse Road

LAUDER, TD2 6QL

Property  
**PARIS STEELE**

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VIRTUALLY STAGED IMAGE

## PROPERTY DESCRIPTION

Lying at the entrance of the former Allanbank House in Lauder this Category C listed early 19th Century lodge has been beautifully renovated to create a two-bedroom home that combines period details with contemporary finishes.

A fine example of a classical entrance lodge, its open canted porch, Tuscan columns, and cast-iron railings make a lovely first impression. Inside a welcoming hallway guides you through to a dual-aspect sitting room. Adorned with handsome wooden flooring, built-in shelving, four-panel oak doors and working shutters, it is an elegant space in which to relax and entertain. A bespoke window seat adds further character. Adjacent is an east-facing and generously proportioned principal double bedroom. Tastefully decorated with carpeting, a dado rail, working shutters, and shelving, a highlight is an original cast iron fireplace, a nod of course to the property's history.

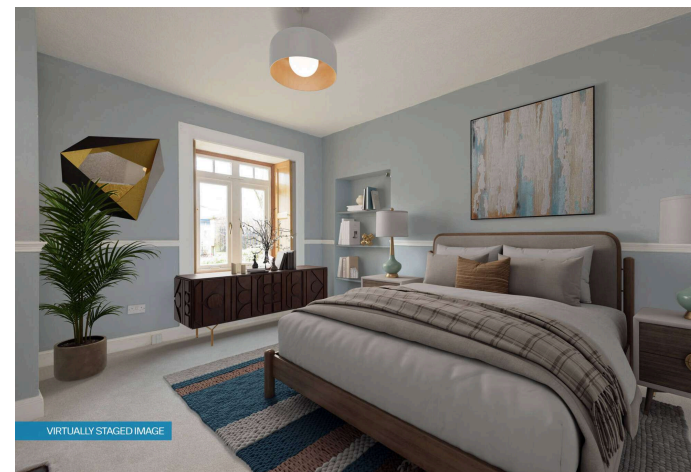
Continuing through, a versatile carpeted south-facing dining

room leads seamlessly into a modern and well-appointed kitchen. Featuring white wall and floor units and wood-effect worktops, there is ample space for appliances. Completing the impressive layout is a bright and comfortable west-facing double bedroom and a contemporary shower room.

Externally, the property boasts a private garden with lots of potential. Currently a low-maintenance design of decorative stones, paving, and mature hedging. The property benefits from on-street parking.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, wooden blinds in dining room, extractor fan in kitchen, and dishwasher will be included in the sale.



VIRTUALLY STAGED IMAGE





## PROPERTY FEATURES

- ❑ Two-bedroom former lodge - Category C Listed
- ❑ Spacious and bright sitting room
- ❑ Kitchen leading to dining room
- ❑ Two light-filled double bedrooms
- ❑ Contemporary shower room
- ❑ Enclosed rear garden
- ❑ Double glazing
- ❑ Gas central heating
- ❑ On-street parking
- ❑ EPC - D
- ❑ Council tax band - C
- ❑ Tenure - Freehold

## LAUDER

Lauder is a popular, small market town in the scenic Scottish Borders. It lies peacefully on the Leader Water on the western edge of the Lammermuir Hills only 22 miles south-east of Edinburgh.

The town has an array of cafès, artisan retailers, restaurants, and shops to meet daily needs along with a pharmacy, post office, gym, and health centre. Further retail, dining, and leisure amenities are found in nearby Earlstoun and Galashiels.

There is much for outdoor enthusiasts to enjoy including the Lauder Trail which is approximately 2 km in length and the Southern Upland Way that passes by the town. Historic Baronial Thirlestane Castle, one of the 'seven great houses of Scotland' is open to the public and offers wonderful opportunities for horseriding, shooting, and fishing.

One of the town's most popular summer festivals is the Lauder Common Riding. Held on the first Saturday in August, highlight events include the Annual Election of the Cornet, the Kirking of the Cornet, and the 'Night afore the Morn' Concert.

There is a local primary school, and the property is within the catchment area for the highly regarded Earlstoun High School.

Perfect for the commuter, Stow Train Station, a ten-minute drive provides convenient access to Edinburgh and Tweedbank as part of the Borders Railway Line. Edinburgh's City Centre is approximately a 50-minute drive via the A68.





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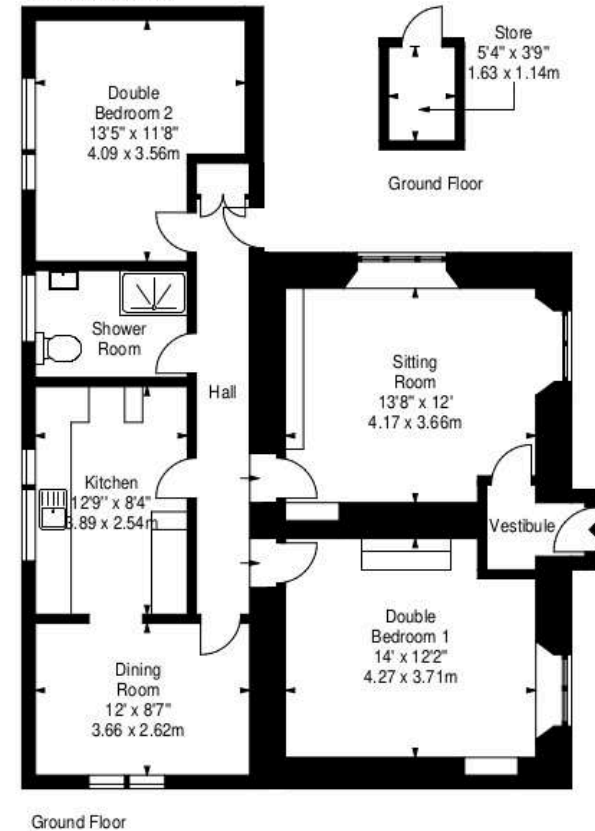
property@parissteele.com

Property  
**PARIS STEELE**

Allanbank Lodge,  
Manse Road,  
Lauder,  
Scottish Borders, TD2 6QL



Approx. Gross Internal Area  
943 Sq Ft - 87.60 Sq M  
Store  
Approx. Gross Internal Area  
20 Sq Ft - 1.86 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



### Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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