

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



2 Allanbank Gardens, Lauder

TD2 6AB

Guide Price £530,000



A beautifully presented family home, part of a highly desirable development by Cala Homes, built in 2008. This particular property occupies a lovely position and benefits from an abundance of attractive and additional features including a spacious and flexible layout, bright lounge, large dining kitchen with French doors, office/6th bedroom, utility room, downstairs WC, master bedroom with dressing area and en-suite, four further bedrooms, second en-suite & family bathroom. Externally there is a generous garden, double garage and drive. Conveniently placed for Lauder Primary School and all the excellent facilities that the town has to offer, early viewing is absolutely essential.



2 Allanbank Gardens, Lauder

TD2 6AB

Guide Price £530,000

GROUND FLOOR:

Vestibule
Entrance Hall
Lounge
Dining Kitchen
Utility Room
Downstairs WC
Dining Room/Bedroom Six

FIRST FLOOR:

Landing
Master Bedroom with Juliet Balcony
Dressing Area & En-Suite
Bedroom Two with En-Suite
Three Further Bedrooms
Family Bathroom

Gas Central Heating
Double Glazing

Garden
Double Garage
Drive



Location

Only 25 miles from Edinburgh, the small Borders town of Lauder is highly sought after by the commuter and is easily accessible by road, via the A68 or by rail, Stow railway station is a 10-minute drive from Lauder. Several of the regions principal towns and villages close by as well as many of the major local employers. Lauder has a variety of amenities, including a good range of independent retailers, post office, gym, surgery, hotels and pubs. There is a modern primary school and secondary schooling is provided at nearby Earlston High School, currently one of the top performing schools in Scotland.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, most light fittings, kitchen fittings and bathroom fittings. The two chandeliers are specifically excluded from the sale.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

C

Council Tax Band

G

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Galashiels
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

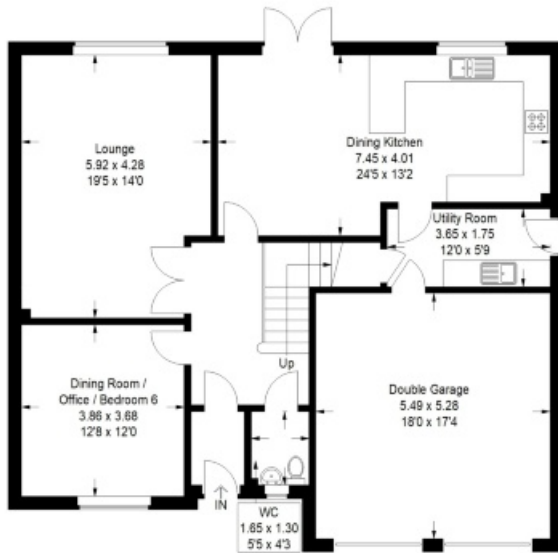
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482



2 Allanbank Gardens, Lauder

Approximate Gross Internal Area
(Including Double Garage) = 241.1 sq m / 2595 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID960549)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.