

**Galashiels**

Call 01896 758311



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 11 West High Street, Lauder, TD2 6TF

**Offers Over £235,000**



This spacious family home is situated in the heart of Lauder, conveniently located just a short stroll from most amenities and facilities. This well presented property spans three levels, offering a well equipped kitchen with patio doors leading to a private rear garden, a cosy lounge featuring a wood burning stove, and a versatile extension perfect for a home office, dining room, or playroom. With four generously sized bedrooms and a stylish bathroom complete with both a bath and shower, this home is designed for comfort and functionality. The enclosed rear garden provides a tranquil retreat which benefits from an excellent degree of privacy.





# 11 West High Street, Lauder, TD2 6TF

Offers Over £235,000

Ground Floor:  
Entrance Vestibule  
Lounge  
Modern Kitchen with patio doors to the rear  
Dining Room/Extension

First Floor:  
Two Bedrooms  
Bathroom

Second Floor:  
Two further Bedrooms

Gas Central Heating  
Double Glazing

Enclosed rear garden





### 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 just a 10 minute drive from Lauder. Several of the regions principal towns and villages are close by as well as many of the major local employers. Lauder has a very strong and active community and the town Common Riding is a particular highlight in the summer and really is a must see. There are 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 Earlstoun High School, currently one of the top performing schools in Scotland.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains electricity, water, and gas. Double Glazing. Gas Central Heating.

### EPC Rating

E

### Council Tax Band

C

### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement





**Interested in this property?**  
**Call 01896 758311**

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

Also At:

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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



### 11 West High Street, Lauder, TD2 6TF

Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1193746)

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.