



27 Brownsmuir Park is an immaculately presented four-bedroom detached bungalow situated in a popular residential development in the much sought-after Borders Town of Lauder, which is commutable to Edinburgh via the A68, or by train from the station at Stow, that runs to Edinburgh, which is approximately six miles away.

Located in an excellent school catchment with strong transport links this family home lies across one level and comprises four bedrooms, an ensuite shower room, a family bathroom, a sitting room, a breakfasting kitchen, and a sun room. With excellent storage throughout, including the excellent attic space with ladder access, the property also benefits from gas central heating and double glazing.

Externally, the property has driveway parking to the front of the spacious garage, for around two cars, with the rear garden, which is extensively paved, offering an excellent space for more informal entertaining, with steps leading down from the sun room. There is also a summer house and garden shed which are included in the price.

Edinburgh is easily accessible via the A68, as are most Border towns. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately six miles away, with the journey from Stow to Edinburgh Waverley being around forty-five minutes.

Edinburgh 27 miles. Earlston 7.5 miles. Stow 6.0 miles. Melrose 12.5 miles.

(All distances are approximate)

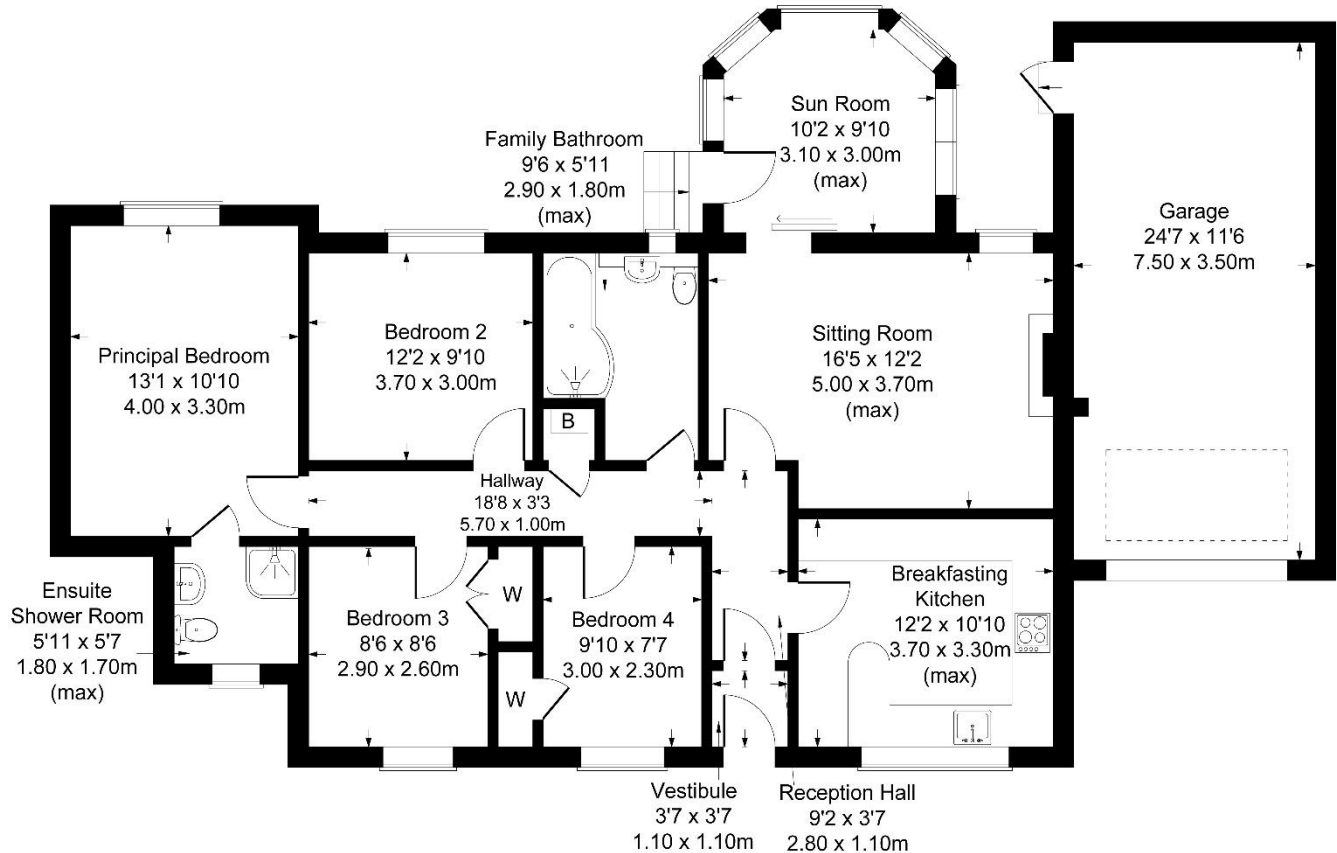
Location:

27 Brownsmuir Park is located in the ancient Borders town of Lauder, which is situated half-way between the Lammermuir Hills and the River Tweed, and is surrounded by beautiful rolling countryside. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarket, coffee shop/art gallery, and a couple of well known hotels. The thriving old mill town of Galashiels sixteen miles to the South West offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer.

Local tourist attractions include Thirlestane Castle on the southern side of Lauder, nearby Mellerstain House, and Abbotsford House on the outskirts of Melrose. There are also a variety of outdoor pursuits in the area that include fishing, horse riding, golf, mountain biking and a selection of walks that cross through the Scottish Borders. Local schools include the Lauder primary school, which has recently been built, the highly regarded St Mary's preparatory school in Melrose, and Earlston High School. The Borders General Hospital lies just outside the town of Melrose which is only twelve and a half miles away, and Lauder sits in an easily accessible area with Edinburgh in easy reach via the A68, which also provides links to the north of England. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately six miles away.



27 Brownsmuir Park, Lauder TD2 6QD



FOR ILLUSTRATIVE PURPOSES ONLY

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Directions:

For those with satellite navigation the postcode for the property is: TD2 6QD
Coming from Edinburgh take the A68 South, passing through Pathhead, and enter Lauder. On reaching the petrol station, turn immediately right and then first left into Brownsmuir Park. Follow the road in and go all the way to the top, turning left at a t-junction following the road round to the left and turning left again into the cul-de-sac, and Number 27 sits in the corner on your right.
Coming from the South, on the A68, proceed into Lauder and go all the way through, turning left at the petrol station and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: E

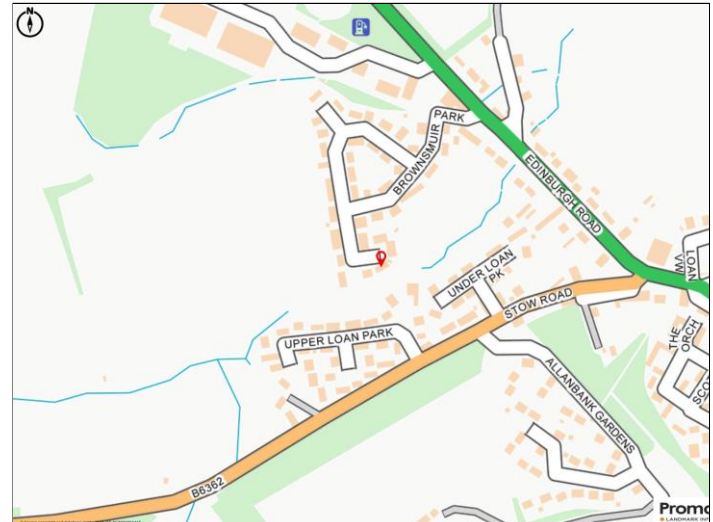
EPC Rating:

Current EPC: C69

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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