



FIREBRICK BAKERY

SHAW

FIREBRICK BAKERY
Bread, Pastries, Cakes
14 Market Place, Lauder
Tel: 01582 551111
www.firebrickbakery.co.uk



14 Market Place is a spacious main door, double upper flat situated in the heart of the much sought-after Borders Town of Lauder. The property would make an excellent first home or investment opportunity, offering commuter access to Edinburgh via the A68, or by train from Stow, that runs to Edinburgh, which lies approximately six miles away.

A particular feature of the property is the private garden ground and large storage shed to the rear.

Situated in an excellent school catchment with strong transport links, the accommodation lies across two main floors and comprises two bedrooms, a bathroom, a sitting room with dining area, and a kitchen. With good storage throughout, the property also benefits from gas central heating and double glazing.

Externally, the property benefits from on-street parking immediately to the front of the property, and an enclosed garden to the rear with large storage shed which is accessed via a shared vannel from the street.

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)

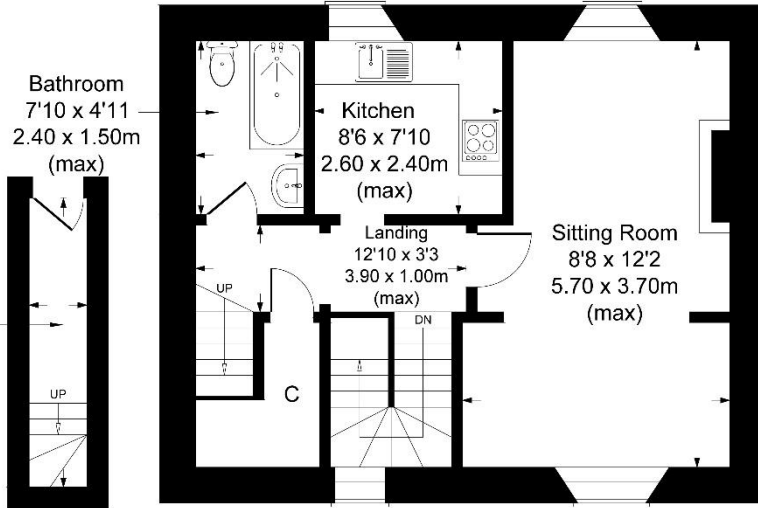
Location:

14 Market Place is situated in the heart of 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, rough and syndicated shooting, horse riding, golf, mountain biking and a selection of walks that cross through the Scottish Borders. Local schools include the Lauder primary school, 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.

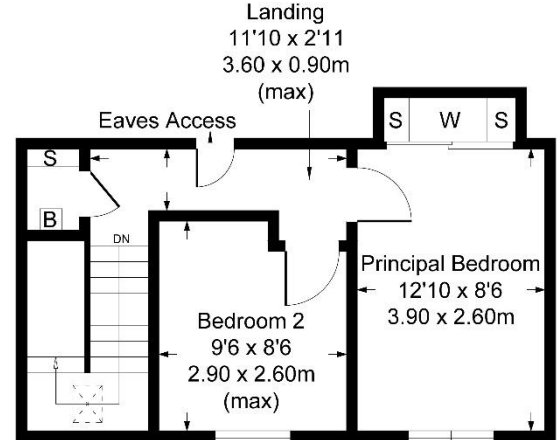


14 Market Place, Lauder TD2 6SR



GROUND FLOOR

FIRST FLOOR



SECOND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2024



Directions:

For those with satellite navigation the postcode for the property is: TD2 6SR
Coming from Edinburgh take the A68 South, passing through Pathhead, and enter Lauder. Pass the petrol station and continue through Lauder on the A68 passing the left turn for The Avenue, you will then turn next right onto Market Place and Number 14 is on your right-hand side.

From the South, follow the A68 through St. Boswells, Earlston and proceed into the town. Turn left onto Market Place, and on passing Mill Wynd and Lauder Church you will come to Number 14 on your left-hand side.

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: B

EPC Rating:

Current EPC: D57

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.



Macpherson Property
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk
Web: www.macphersonproperty.co.uk