



14 Allanbank Gardens is an immaculate and beautifully appointed five-bedroom detached family home situated in a much sought after residential development in the historic Borders Town of Lauder.

Commutable to Edinburgh via the A68, or by train from the station at Stow, that runs to Edinburgh, which is approximately six miles away, the property is also located in a strong primary and secondary school catchment.

Measuring 245 square metres/2637 square feet this superb family home, finished to an exacting standard throughout, lies across two levels and comprises five double bedrooms - one with walk-in wardrobe, two ensuite shower rooms – one with sauna, a family bathroom, a sitting room with bay window and double doors leading to the dining room, a state of the art kitchen with Siemens built-in appliances and Corian worktops plus family area off, a study, a utility room and a downstairs wc. With excellent storage throughout, including fitted wardrobes to all bedrooms, the property also benefits from a feature real flame gas fire in the sitting room, gas central heating and double glazing. The spacious reception hall is a particular feature of this house which accesses all rooms, with Amtico flooring to the entire ground floor, and creates a real flow throughout this flexible and spacious family home.

The integral double garage is a real benefit too and currently used as a home gym which is a great use of this versatile space. Externally, the property has plentiful driveway parking to the front of the integral double garage, with attractive garden frontage with borders, box hedging and paved pathway approach to a storm porch at the front door. To the rear lies a stunning and beautifully landscaped garden which has been laid out into three large sections which have been cleverly designed with variety in mind. The full width patio with Indian sandstone paving provides excellent space for more informal entertaining and a large storage shed, along with a greenhouse provide ample external storage.

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:

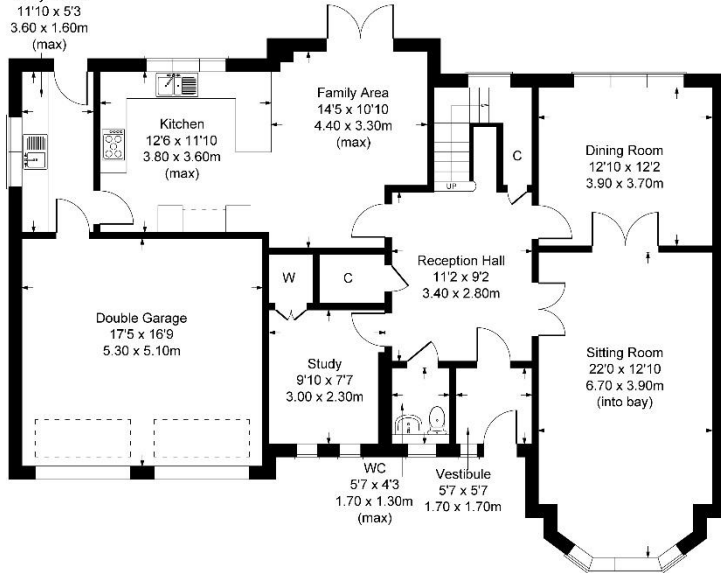
14 Allanbank Gardens is situated in a much sought-after residential development that is located in the ancient Borders town of Lauder, which is situated half-way between the Lammermuir Hills and the River Tweed, and is surrounded by beautiful rolling countryside. The town provides an extensive range 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, 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.



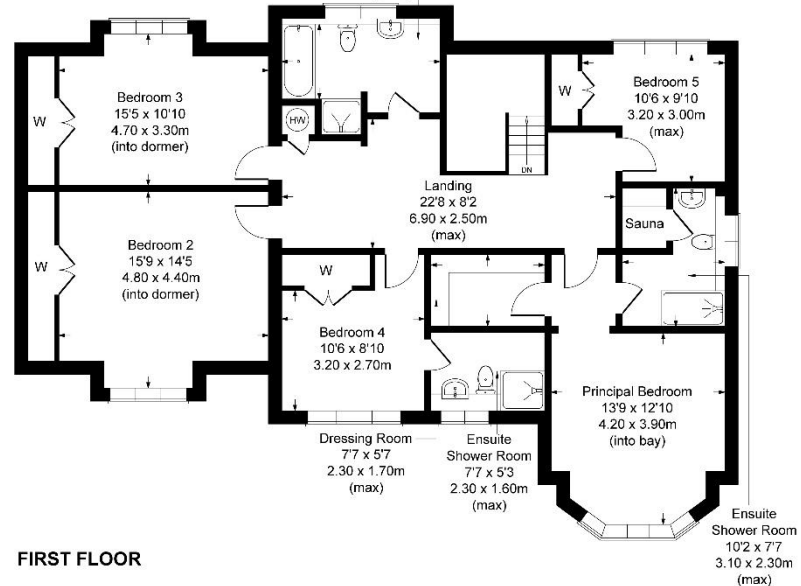
14 Allanbank Gardens, Lauder TD2 6AB

Utility Room
11'10 x 5'3
3.60 x 1.60m
(max)



GROUND FLOOR

Family Bathroom
10'6 x 5'11
3.20 x 1.80m
(max)



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2025



Directions:

For those with satellite navigation the postcode for the property is: TD2 6AB
Coming from Edinburgh take the A68 South, passing through Pathhead, and enter Lauder. Pass the petrol station and continue for around three hundred yards, before taking the next available right turn onto the B6362, signposted Stow.

After about two hundred yards you will turn left into Allanbank Gardens. Proceed into the development and follow the road round. Take the first right turn and follow the road round bearing right at the fork. Number 14 sits on your right 2nd house along.

From the South, follow the A68 through St. Boswells, Earlston and continue through Lauder until you reach the B6362 on your left, signposted Stow, 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: G

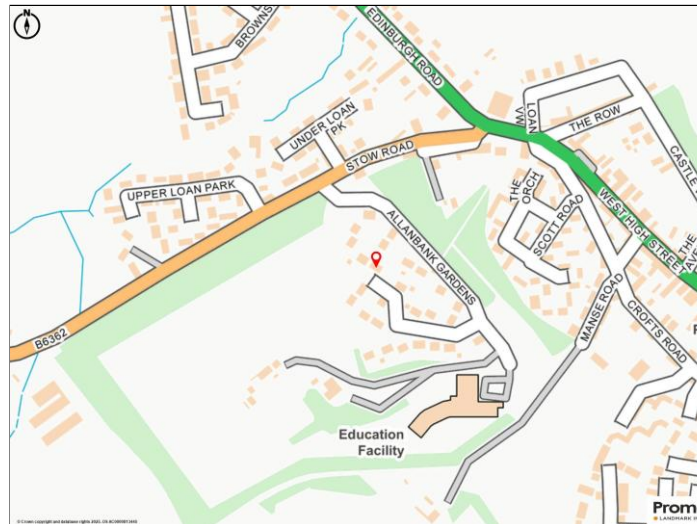
EPC Rating:

Current EPC: C76

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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