



8 West High Street is an immaculately presented four-bedroom semi-detached family home situated in the heart of the much sought-after Borders Town of Lauder. Recently extended, the property offers commuter access to Edinburgh via the A68, or by train from Stow, that runs to Edinburgh, which lies approximately five and a half miles away.

A particular feature of the property is the deceptively spacious accommodation, along with private garden ground, parking and a double garage with planning permission to reconfigure its current layout.

Situated in an excellent school catchment with strong transport links, the accommodation lies across two floors and comprises four bedrooms, a family bathroom, a sitting room, a kitchen, a dining room, a study, a utility room with wc, and a downstairs ensuite wc off the fourth bedroom. With excellent storage throughout, including the attic, the property also benefits from two multi-fuel stoves, gas central heating and double glazing. Hard wearing floor across the ground floor and exposed stone fireplaces to the sitting room and dining room are a particular feature.

Externally, the property benefits from a charming, private enclosed garden with lawn, which is located across the vennel, as well as a parking area and double garage with aforementioned planning permission. Access to the parking and the garage is off Crofts Road which leads to a pathway to the property and back on to West High 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 five and a half miles away, with the journey from Stow to Edinburgh Waverley being around forty-five minutes.

Edinburgh 27 miles. Earlston 7 miles. Stow 5.5 miles. Melrose 11 miles.

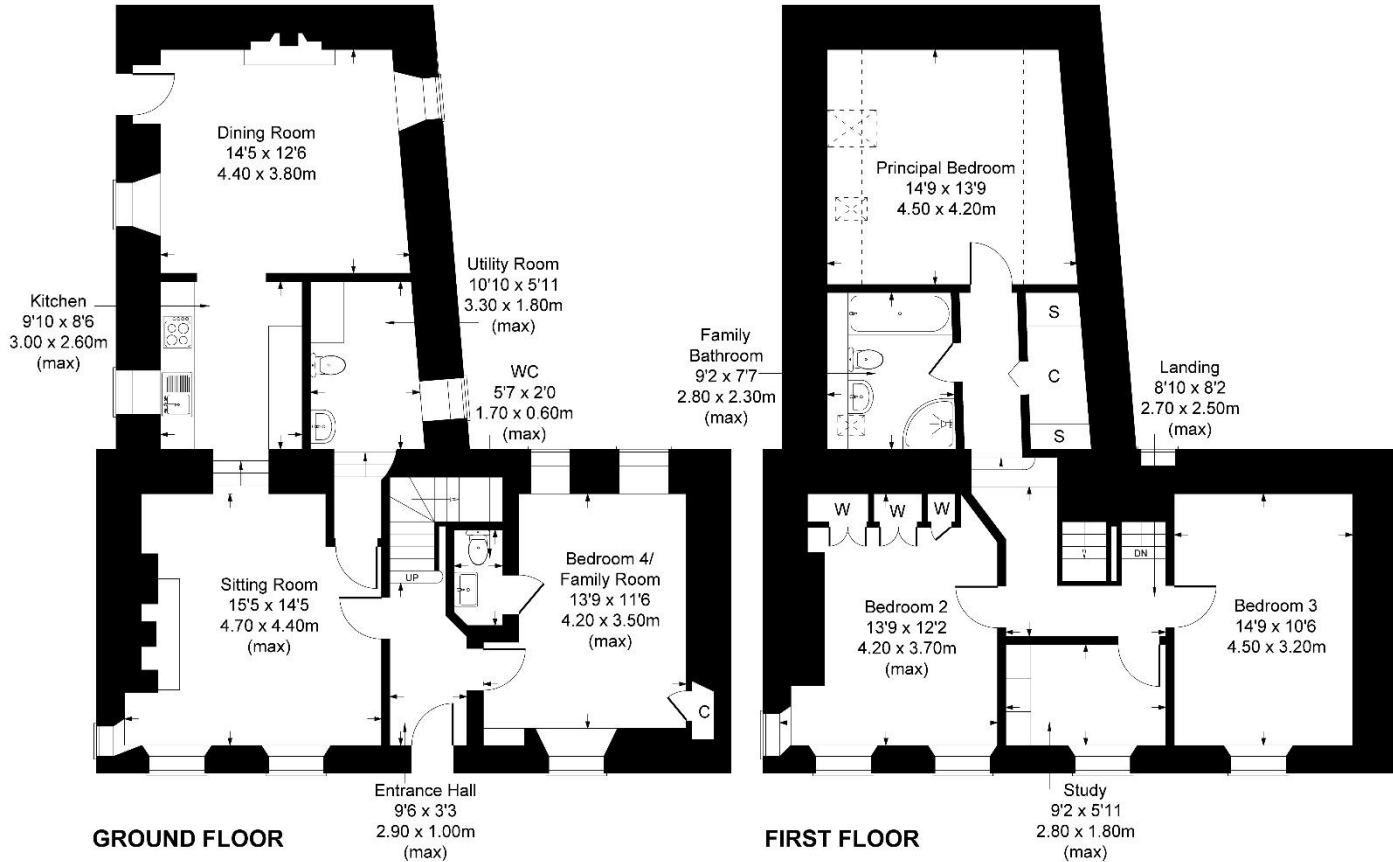
(All distances are approximate)

Location:

8 West High Street 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 eleven 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 eleven 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 five and a half miles away.



8 West High Street, Lauder TD2 6TE



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Directions:

For those with satellite navigation the postcode for the property is: TD2 6TE
Coming from Edinburgh take the A68 South, passing through Pathhead, and enter Lauder. Pass the petrol station and continue through Lauder on the A68. Proceed halfway through the village and just after the right turn onto Manse Road you will reach the property on your right, just before you reach The Avenue.
From the South, follow the A68 through St. Boswells, Earlston and proceed into the town. Continue through, passing the town hall on your left and you will come to the property on your left, immediately after the right turn into The Avenue.

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: D

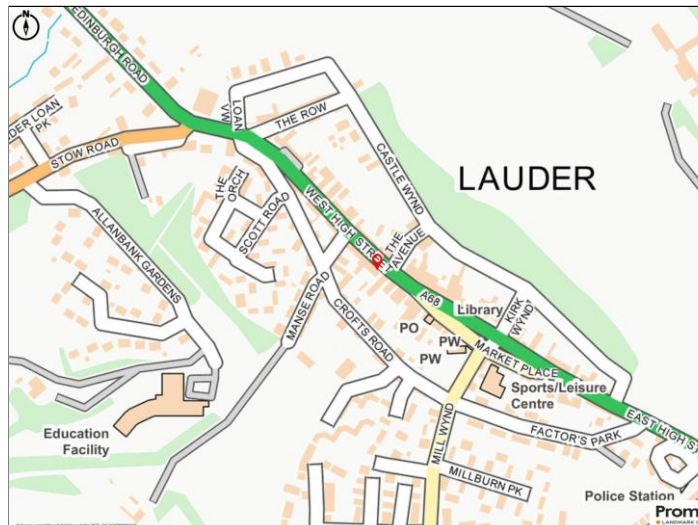
EPC Rating:

Current EPC: D60

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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