



9 Cranston Road is an immaculately presented four-bedroom detached house, situated in a popular modern 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 flexible family home lies across three floors and comprises four double bedrooms, two ensuite shower rooms, a family bathroom, a sitting room, an open plan dining kitchen, a conservatory, a utility room and a downstairs wc. A particular feature is the principal bedroom suite with ensuite shower room and dressing area on the second floor of this lovely home. With excellent storage throughout, the property also benefits from gas central heating and double glazing.

Externally, the property has monobloc driveway parking to the front of the garage for two cars, along with garden ground and paved access via a side gate to the enclosed garden at the rear. The back garden is predominantly laid to lawn, with a border to one side and generous patio area providing a great space for more informal entertaining.

Edinburgh is easily accessible via the A68, as are most Border towns. The Borders Railway, now 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)

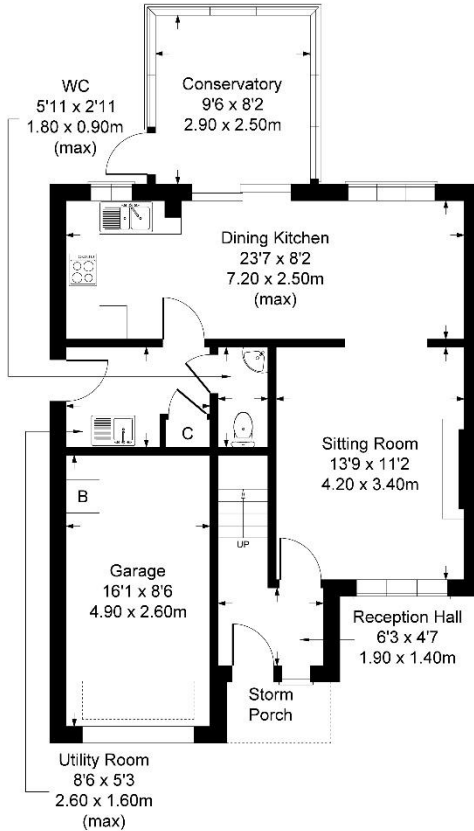
Location:

9 Cranston Road 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.

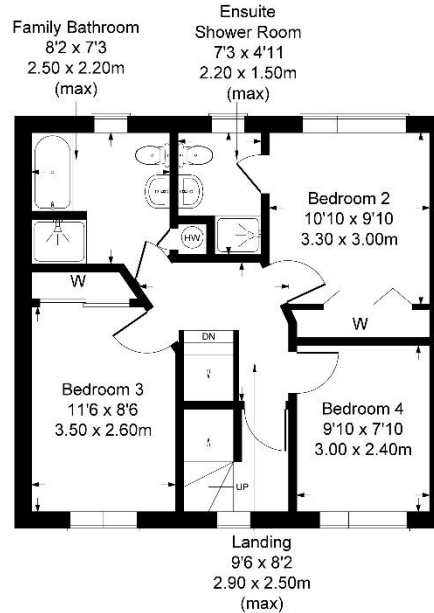
Local tourist attractions include Thirlestane Castle on the southern side of Lauder, nearby Mellerstain House, and Abbotsford House on the outskirts of Melrose. There are also a variety of outdoor pursuits in the area that include fishing, horse riding, golf, mountain biking and a selection of walks 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.



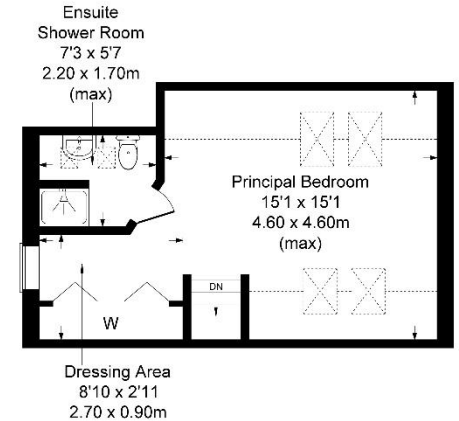
9 Cranston Road, Lauder TD2 6TU



GROUND FLOOR



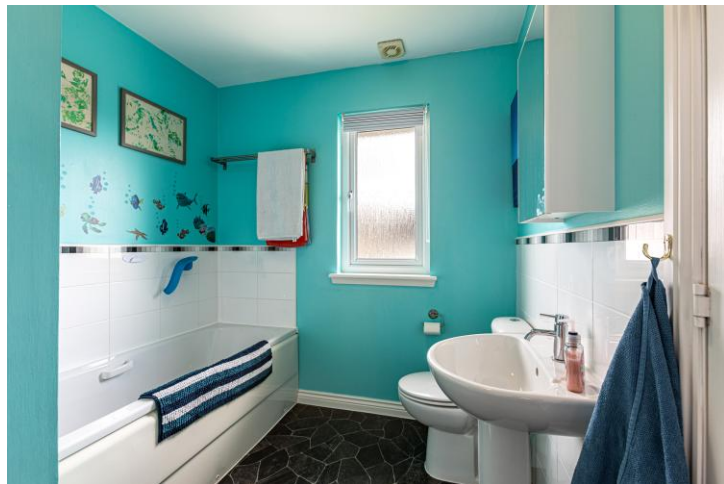
FIRST FLOOR



SECOND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

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Directions:

For those with satellite navigation the postcode for the property is: TD2 6TU
Coming from Edinburgh take the A68 South, passing through Pathhead, and enter Lauder. Pass the petrol station and continue through Lauder and take the last turning on the right into Thirlestane Drive. Continue forward and take the next right turn, into Thirlestane Crescent followed by another right turn into Cranston Road. Number 9 is three-quarters of the way down on the right-hand side.
Coming from the South, on the A68, proceed into Lauder and take the first left turn into Thirlestane Drive 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: C78

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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