



20 Thirlestane Drive is an immaculately presented five-bedroom detached family home, occupying a corner plot overlooking the green, in a popular modern development in the much sought-after 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 an excellent school catchment with plentiful amenities nearby.

Internally, the flexible accommodation lies across two floors and comprises five bedrooms, two ensuite shower rooms, a family bathroom, a large full length sitting room with dining area, a dining kitchen, a family room, a utility room and a downstairs wc. In addition, there is a spacious first floor landing offering room for a library/study area, along with attic access providing additional storage. The property also benefits from gas fired central heating and double glazing throughout.

Externally, the property benefits from attractive outside space, with garden ground to the front, beside the extensive monobloc driveway and large detached double garage with additional attic storage. To the rear there is a fully enclosed, accessed via gate at the side or from the house to a thoughtfully landscaped garden with two areas of lawn, a summer house, and patio and decked area providing a great space for more informal entertaining.

Edinburgh is easily accessible via the A68, as are most Border towns, plus The Borders Railway, running from Tweedbank to Edinburgh with 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:

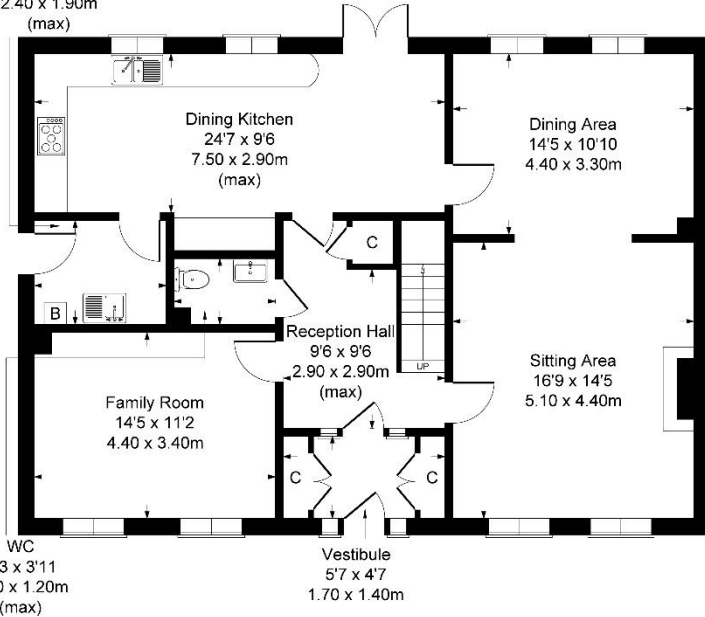
20 Thirlestane Drive is located in the ancient Borders town of Lauder, which is situated half-way between the Lammermuir Hills and the River Tweed, and is surrounded by beautiful rolling countryside. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarket, 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



20 Thirlestane Drive, Lauder TD2 6TS

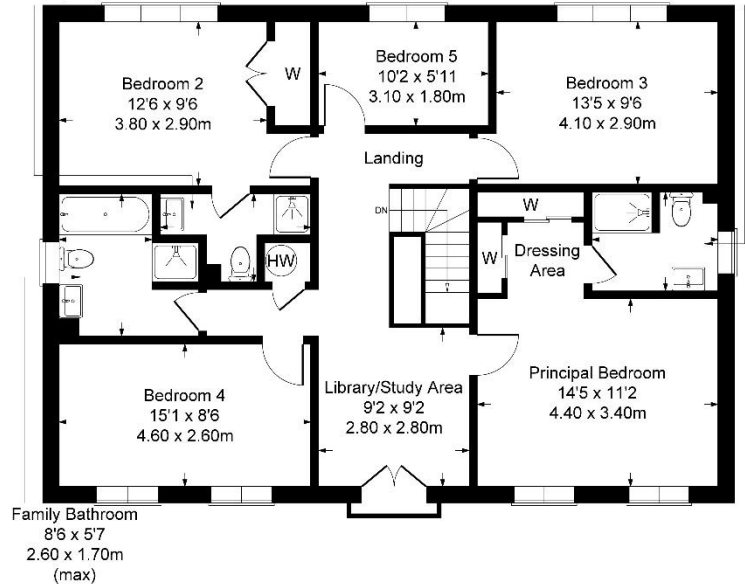
Utility Room
7'10 x 6'3
2.40 x 1.90m
(max)



GROUND FLOOR

Ensuite Shower Room
8'10 x 5'3
2.70 x 1.60m
(max)

Ensuite
Shower Room
7'7 x 5'11
2.30 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 6TS
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.

Follow the road in, bearing left, and Number 20 sits on your left-hand side, on the corner facing the green, immediately after the left turn into Cranston Crescent.

From the South, follow the A68 through St. Boswells, Earlston and then take the first left turn as you enter Lauder, 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: 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.



Macpherson Property
Tel: 01896 820 226

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