



34 Thirlestane Drive is an immaculately presented four-bedroom detached house, with charming rural views, 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, a dining room, a 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 hedging. The enclosed garden to the rear with gate to the side, also has additional access directly from the kitchen and conservatory to the most attractive outside space comprising extensive patio area, drystone wall detailing and lawn which is bounded by well stocked borders. Offering excellent views over the rolling fields to the rear, it provides a fabulous 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)

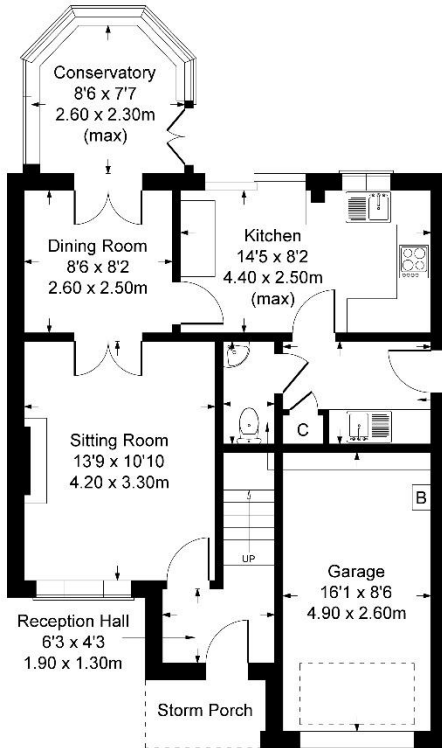
Location:

34 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, which has recently been built, 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.



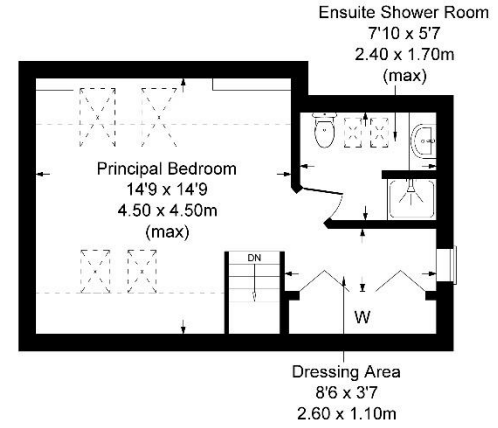
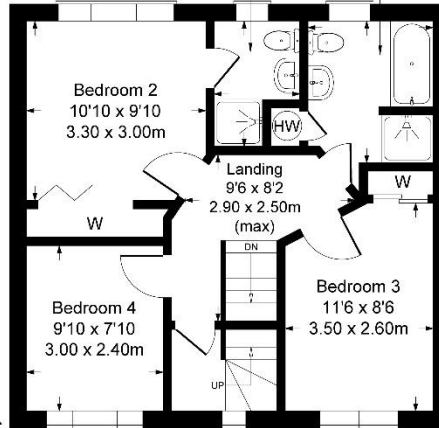
34 Thirlestane Drive, Lauder TD2 6TS



Utility Room
8'6" x 5'3"
2.60 x 1.60m
(max)

Ensuite Shower Room
7'3" x 4'11"
2.20 x 1.50m
(max)

Family Bathroom
8'2" x 6'11"
2.50 x 2.10m
(max)



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 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. Continue round, passing the green on your right and you will come to Number 34 on your left-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: C77

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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