



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS

 01896 808 777

 enquiries@jamesagent.co.uk

 www.jamesagent.co.uk



6A West High Street, Lauder, TD2 6TE

Guide price £280,000



4



2



1



B



# 6A West High Street Lauder, TD2 6TE

- Detached Family Home
- Detached Double Garage
- Private Gardens
- Walking Distance to Town Centre
- 4 Bedrooms (Principal En-Suite)
- Sought-After Location
- Commutable to Edinburgh
- Excellent Local Schooling

We are delighted to bring to market this spacious four bedroom detached property set within a central spot in the Town of Lauder. The property offers bright, well-proportioned accommodation over two levels with enclosed private gardens, detached garage and driveway parking. Lauder has a wide range of local shops, bars and cafes all available within 5-minutes walk.

## ACCOMODATION

- ENTRANCE HALLWAY - LOUNGE/DINING ROOM - KITCHEN - UTILITY - WC -  
FOUR BEDROOMS (ONE EN-SUITE) - BATHROOM -



### Internally

The accommodation is arranged over two levels and offers excellent flexibility for modern living. A welcoming entrance hall leads to a generous lounge and dining room, providing an ideal space for both everyday family life and entertaining. The kitchen is well proportioned and is complemented by a separate utility area. A ground-floor double bedroom offers versatility as guest accommodation, a home office or additional living space, while a useful WC completes the ground floor.

Upstairs, there are three further bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a family bathroom, making the layout well suited to families and visiting guests alike.

A large detached garage provides excellent storage, workshop potential or secure parking.

### Kitchen

The kitchen is fitted with a great range of wall and base units and incorporates a stainless steel sink with mixer tap. Integrated appliances include electric oven, gas burner hob and overhead extractor hood. There is also space for a freestanding fridge freezer.

### Bathroom

The family bathroom is fitted with a three piece suite including WC, pedestal wash hand basin and bath with overhead shower and tiled splashbacks.

The Principal En-Suite Shower room is fitted with a three piece suite including WC, pedestal wash hand basin and shower with tiled splashbacks.

There is also a WC located on the ground floor.





### Externally

The private courtyard garden provides an easily maintained relaxation space laid mostly to paving, with well-stocked borders and bound by tall privacy fencing.

### Outbuildings

There is a detached double garage across the lane from the property with a driveway.

### Location

The market town of Lauder lies around twenty miles south of Edinburgh. The town provides an extensive range of amenities ranging from a variety of specialist shops, hotels, small supermarket, petrol station, and a coffee shop/art gallery. A full range of amenities is available in Galashiels, around a twenty-minute drive away. Local attractions include Thirlestane Castle, Mellerstain House, and Abbotsford House, the former home of Sir Walter Scott. There is also a variety of outdoor pursuits in the area that include fishing, rough and syndicated shooting, horse riding, golf, mountain biking and hill walking. Local schools include the recently built Lauder primary school, and the highly regarded Earlston High School.

The A68 provides easy travel both to Edinburgh and south towards Newcastle, while the other Border towns are within easy driving distance. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately five miles away, and offers a journey time to central Edinburgh of around 45 minutes.

### Services

All mains services are present including electricity, water, gas and drainage.

### Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale.

### Council Tax

Tax Band D.

### Viewings

Viewings are strictly by Appointment via James Agent.

### Home Report

A copy of the Home Report can be downloaded from our website.

### Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





## Floor Plans



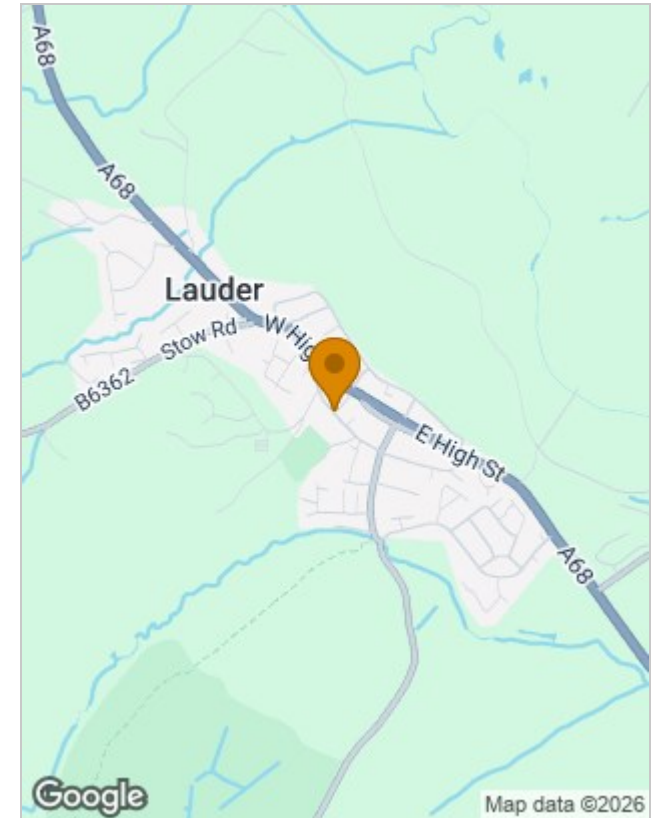
## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

## Location Map



## Energy Performance Graph

