



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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3 Wiselawmill Steading, Lauder, TD2 6PF

Offers over £430,000



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# 3 Wiselawmill Steading, Lauder, TD2 6PF

- Stunning Steading Conversion
- Three Bedrooms (Two En-suite)
- Modern Fixtures & Fittings
- Perfect Semi-Rural Location
- Excellent Local Schooling
- Large Open Plan Living Space
- Panoramic Countryside Views
- Detached Double Garage
- Commutable to Edinburgh

We are proud to present 3 Wiselawmill Steading, an exceptional three-bedroom steading conversion approached by a picturesque tree-lined driveway, set within a tranquil semi-rural hamlet amidst the stunning rolling countryside of Lauderdale. Finished to an impeccable standard throughout, this remarkable home features an impressive open-plan living area centred around a striking double-height lounge, complete with a glazed gable wall that perfectly captures the spectacular surrounding views.

The flexible accommodation includes three generous double bedrooms, two benefitting from ensuite facilities, including a ground floor bedroom ideal for those seeking predominantly one-level living. A stunning mezzanine level overlooks the principal living area, creating the perfect space for relaxing, home working or study.

Externally, the property enjoys private gardens, generous parking and a substantial detached double garage with studio space above, offering excellent potential for hobbies, a home office or creative workspace. A rare opportunity to acquire a contemporary country home within an idyllic Borders setting.

## ACCOMMODATION

- ENTRANCE PORCH - OPEN PLAN LOUNGE / DINING ROOM / KITCHEN - SHOWER ROOM - UTILITY ROOM - MEZZANINE LANDING - THREE DOUBLE BEDROOMS (TWO WITH EN-SUITE FACILITIES) -



Offers over £430,000



### Internally

The property is entered via a welcoming entrance porch leading into a striking open-plan hallway where the impressive scale and contemporary styling of the home immediately becomes apparent. The true heart of the property is the magnificent open-plan living space, thoughtfully designed to maximise both natural light and the spectacular surrounding countryside views. The stunning double-height lounge area features a dramatic glazed gable wall together with a contemporary wood burning stove, creating an exceptional family and entertaining space with a wonderful sense of openness and connection to the outdoors. Patio doors provide direct access onto the gardens and surrounding grounds. Open to the lounge is the superb dining kitchen, beautifully fitted with an extensive range of quality units complemented by generous worktop space and a central island unit with breakfast seating. The space offers excellent room for family dining and entertaining while enjoying elevated outlooks across the Lauderdale countryside. A separate utility room provides additional practicality and storage. The ground floor further benefits from a generous double bedroom together with a modern shower room, creating ideal accommodation for guests or those seeking the convenience of living predominantly on one level. A staircase rises from the main living space to a superb mezzanine level overlooking the lounge below. This versatile area creates an excellent additional sitting room, study or home working space while making full use of the impressive architectural design and countryside views. Upstairs, the property offers two further exceptionally well-proportioned king-sized bedrooms, both benefitting from ensuite facilities and fitted wardrobe storage. The principal bedroom further enjoys a dedicated dressing room, creating a luxurious and peaceful retreat within the home.

### Kitchen

This beautifully presented country-style kitchen combines warmth, space and practicality to create a superb heart of the home. Thoughtfully designed with a great range of base units and generous worktop space. The room centres around a striking Rangemaster cooker with contemporary stainless-steel extractor hood, ideal for both everyday family living and entertaining. There is an integrated dishwasher and space for a large American-style fridge freezer perfect for busy families. A large central island with breakfast seating provides additional preparation space and an informal dining area. Dual-aspect windows flood the space with natural light and frame attractive open outlooks. The adjoining utility room provides a perfect laundry space with additional storage and worksurfaces.



#### Bathrooms

On the ground floor, the contemporary shower room is fitted with a modern three-piece suite comprising a WC, pedestal wash hand basin and shower enclosure with mixer shower. Finished with tiled splashbacks and a heated towel rail, the room combines practicality with stylish presentation and conveniently serves the ground floor bedroom accommodation.

Upstairs, both bedrooms benefit from private en-suite facilities, offering an excellent level of comfort and convenience. The impressive principal en-suite bathroom is generously proportioned and fitted with a quality four-piece suite including a WC, pedestal wash hand basin, separate shower enclosure and bath. Complemented by tiled splashbacks and a heated towel rail, the space creates a luxurious and relaxing atmosphere. The second en-suite is fitted with a modern 3-piece suite including WC, vanity basin and a quadrant shower enclosure with mixer shower. Stylish tiled splashbacks and a heated towel rail complete the look perfectly.

The second bedroom also enjoys its own en suite shower room, fitted with a three-piece suite comprising a WC, pedestal wash hand basin and shower enclosure. Finished with tiled splashbacks and a heated towel rail, this stylish room provides ideal accommodation for family members or visiting guests.

#### Externally

Externally, the property is equally impressive, occupying a generous plot with beautifully maintained wraparound gardens to the side and rear that provide an excellent balance of privacy, outdoor living and far-reaching countryside views. Predominantly laid to lawn, the gardens are enclosed by timber fencing and complemented by a variety of mature shrubs, trees and established planting, designed to create attractive and peaceful setting that can be enjoyed throughout the seasons. A lower lawned area provides an ideal children's recreation space. Another particularly appealing feature of the outdoor space is the substantial decked terrace, perfectly positioned for privacy and to take advantage of the surrounding rural outlook. Offering ample room for outdoor furniture, dining and entertaining, this area provides an ideal setting for summer gatherings, morning coffee or simply relaxing while enjoying the tranquil countryside backdrop.

The property benefits from private parking to the front of the property which allow allows access to the double garage.

#### Outbuildings

There is a double garage located to the front of the property accessed via a metal up-and-over door, benefitting from mains power, lighting and a water supply with fitted sink. Above the garage is a wonderful studio space, perfect for hobbies and working from home.

#### Location

3 Wiselawmill Steading is just under 3 miles to 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.

#### Fixtures & Fittings

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

#### Services

Mains water and electricity. There is also an oil fired boiler and drainage is to a private septic tank.

#### Council Tax

Tax Band F.

#### 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 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



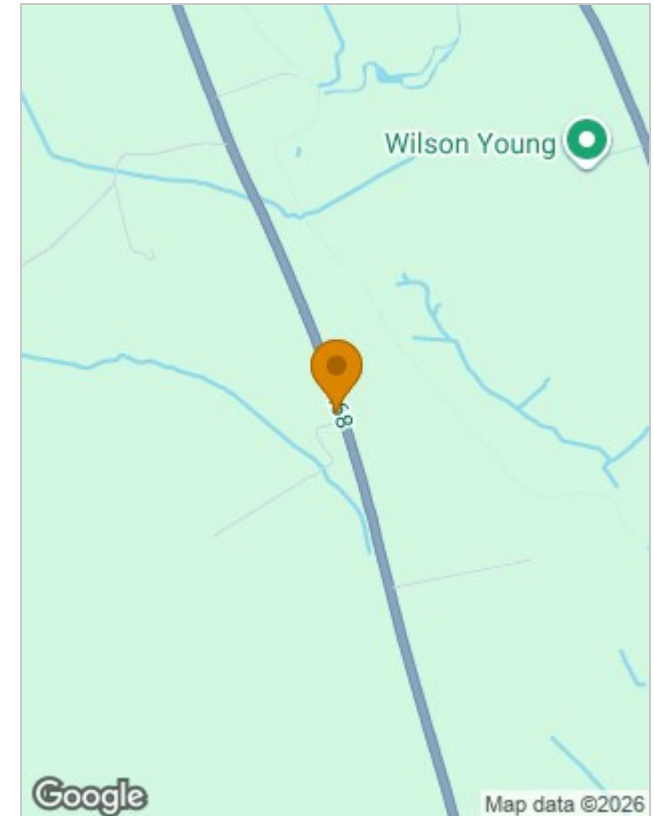
## Viewing

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

