JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS

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12 The Row, Lauder, TD2 6TQ

Offers in the region of £55,000

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- End of Terrace Cottage
- Grade C Listed
- Ideal Renovation Project
- Sought After Location
- Two Bedrooms
- Close to Amenities
- Excellent School Catchment Area

Nestled in the heart of the highly sought-after Borders town of Lauder, 12 The Row is a two-bedroom Grade C listed end of terrace cottage with on street parking, offering fantastic potential for buyers looking for a project. Ideally positioned for commuting to Edinburgh, the property enjoys easy access to an excellent range of local amenities including independent shops, restaurants, traditional pubs, a well-regarded primary school and leisure centre. While the cottage would benefit from a full renovation, it presents an exciting opportunity for a first time buyer who would like to put their own stamp on a property or someone looking for a buy to let.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - TWO BEDROOMS - SHOWER ROOM -

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Internally
Downstairs the property comprises of an entrance hall, good sized kitchen and sitting room and a shower room, while upstairs are two double bedrooms.

Kitchen
At around 14.5sqm the kitchen will allow for a good array of base and wall units and white goods with space for a small dining table and chairs.

Shower Room
The shower room would benefit from some replanning to make full use of the space on offer.

Externally
The property benefits from location with on street parking to the front.

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
Mains water, electricity, gas and drainage. A mix of single and double glazing. Gas central heating.

Council Tax
Band B.

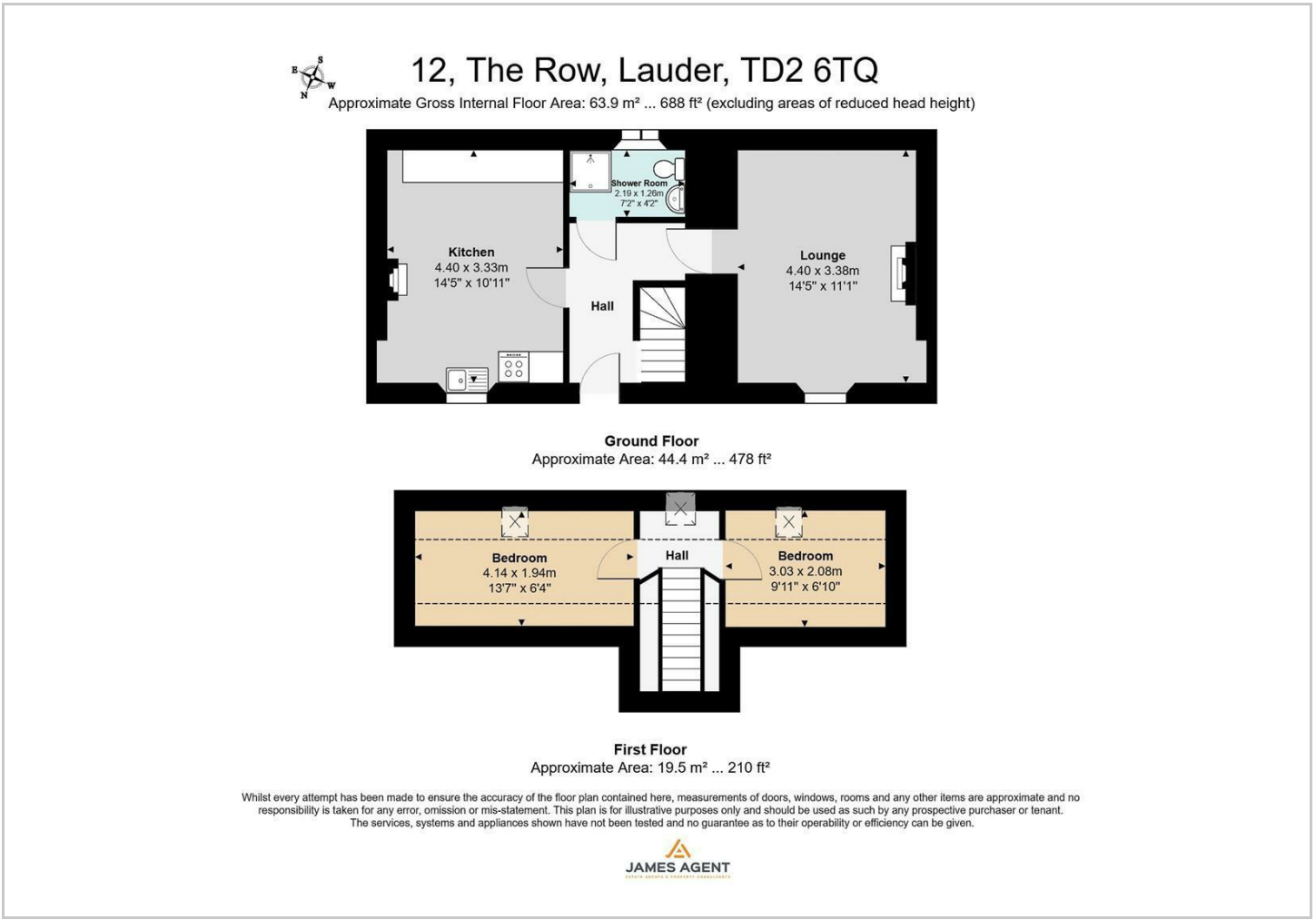
Fixtures & Fittings
Fitted floor coverings, curtain poles and integrated appliances are to be included within the sale.

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

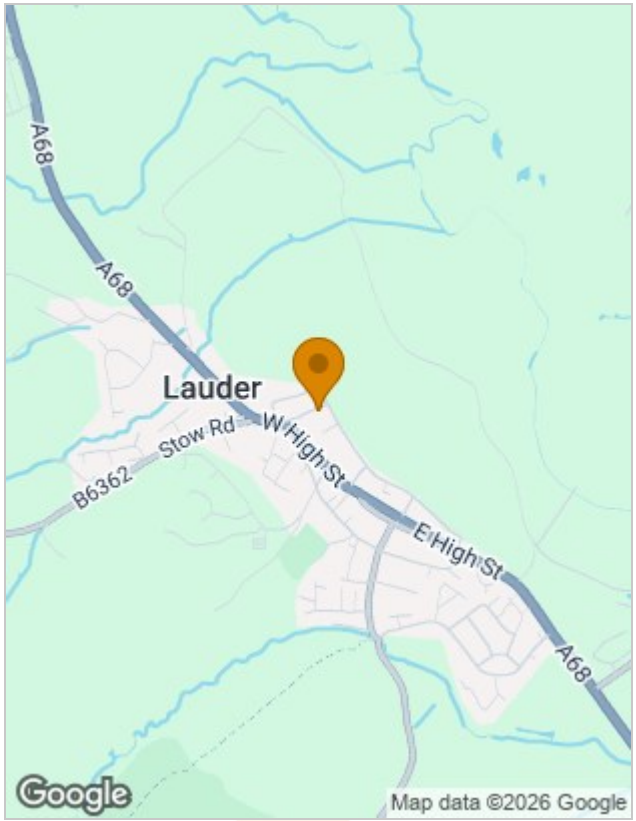
Viewings
Viewings are strictly by Appointment via James Agent.

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.

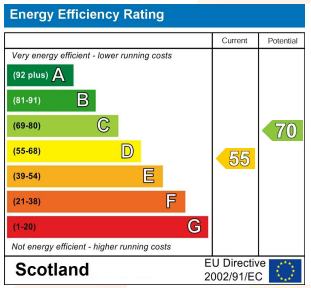
Floor Plans

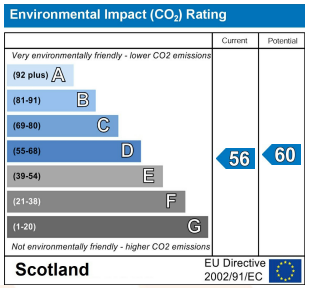


Location Map



Energy Performance Graph





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.