



5A Market Place, Lauder, TD2 6SR

Guide price £215,000





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- First Floor Apartment Over 2 Levels
- Private Entrance
- Excellent School Catchment Area
- Central To Amenities
- 3 Bedrooms
- Excellent First Time Buy
- Sought After Location

We are delighted to bring to market this well presented first floor 3 bedroom property split over 2 levels located in the sought after Borders town of Lauder. The property is bright, well proportioned accommodation with on street parking.

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.

ACCOMMODATION

ENTRANCE HALL - LOUNGE - KITCHEN - PRINCIPAL BEDROOM WITH ENSUITE - WC - LANDING - TWO FURTHER DOUBLE BEDROOMS - FAMILY BATHROOM



Internally

The property is accessed at ground-floor level through a private front door from the street into an entrance hall with stairs leading to the main accommodation on the first floor.

The first floor opens into a central hallway, providing access to a generous lounge and a separate kitchen. Also positioned on this level is a spacious double bedroom benefiting from a built in wardrobe and its own en-suite bathroom. An additional separate WC completes the first-floor accommodation.

A further staircase leads to the second floor, where there are two additional well-proportioned double bedrooms. These are served by the family bathroom, while a useful storage cupboard and additional eaves storage provide practical storage space to complete the accommodation.

Kitchen

The well-appointed kitchen is fitted with an excellent range of shaker-style wall and base units, complemented by solid wood worktops and matching splashbacks. A traditional Belfast sink with mixer tap is incorporated into the worktop, while a freestanding Smeg range cooker with extractor hood provides a focal point within the room. There is also space for a freestanding fridge/freezer, with additional full-height cabinetry providing useful storage housing the washing machine and tumble dryer. Wooden flooring completes the space.



Bathroom

The family bathroom is located on second floor and is fitted with a four piece suite including WC, pedestal wash hand basin, shower cubicle and freestanding bath.

On the first floor, there is an en-suite bedroom fitted with a three piece suite including WC, pedestal wash hand basin and bath with overhead shower.

There is also a handy WC on the first floor.

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.

Council Tax

Council Tax Band D.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale.

Services

Mains water, electricity, gas and drainage. Double Glazing. Gas Central Heating.

Viewings

Strictly by Appointment Only via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website or by emailing us at enquiries@jamesagent.co.uk.

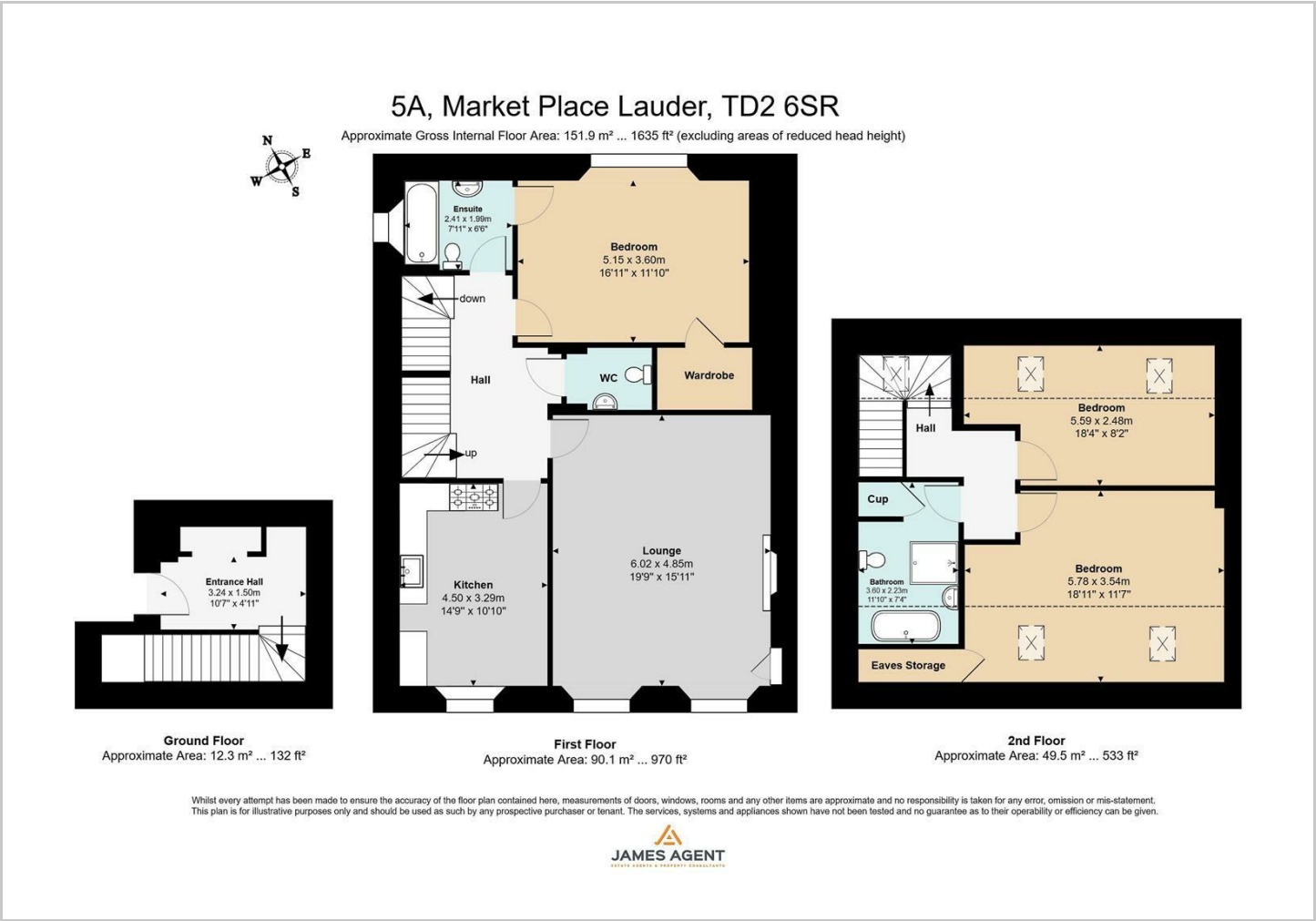
Offers

All offers should be submitted in writing in standard Scottish Format by your Solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their Solicitor. In the event of a Closing Date bring set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans

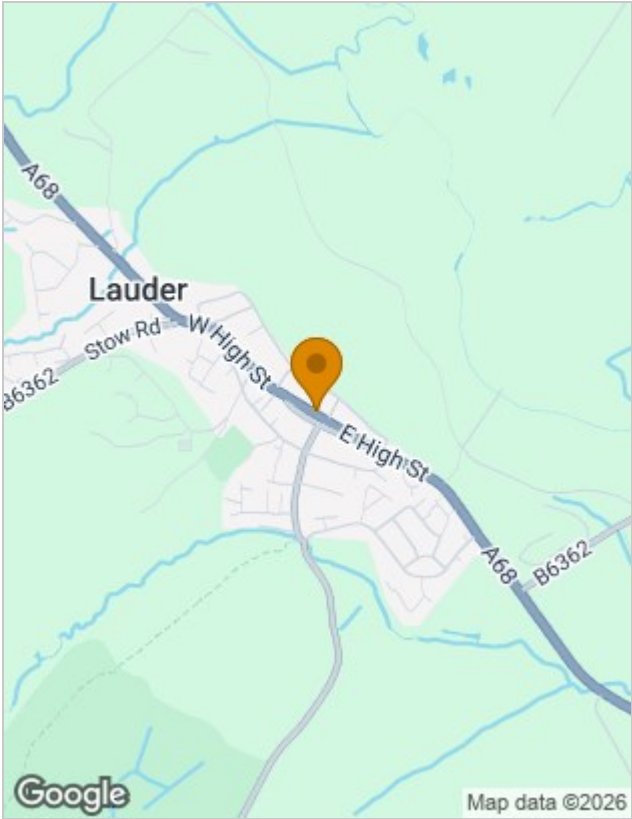


Viewing

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.

Location Map



Energy Performance Graph

