



BRAEFIELD COTTAGE, THIRLSTANE, LAUDER, TD2 6SF
FOUR BEDROOM DETACHED HOUSE WITH GARDEN



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BRAEFIELD COTTAGE, THIRLSTANE, LAUDER, TD2 6SF

GUIDE PRICE £470,000

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Viewing is essential to appreciate this immaculately presented four bedroom detached dwelling house situated in an elevated position with enviable 360 degree views over the Scottish Borders countryside. There is ample parking within the grounds of the property sitting on a plot of around 1/3 acre, a substantial single detached garage, summer house and garden shed. There are well presented front and rear gardens with pockets of seating areas, shrub gardens and well-kept lawns.

Entering from the side, the entrance hallway provides access to the ground floor accommodation, consisting of a bright and spacious sitting room leading into the dining room, country kitchen, utility room, two double bedrooms and bathroom. A carpeted stair with glazed panels leads up to the first floor level, where there is a further two double bedrooms and a shower room.

The sitting and dining room are beautifully decorated in a neutral colour palette and run the width of the front of the house with windows offering a flood of natural light and stunning views. There is a wood burning stove as a pleasing focal point and an open archway leads through to the dining area, where there are glazed

French doors leading out to the front garden where there is ample space for outside seating and dining.

The country kitchen of the property is a delightful room to the rear where there are a range of cream units with marble worktops and a Belfast sink. There is a range cooker included in the sale (LPG hob and electric oven) and there is space for a dining table and chairs. Double glazed French doors lead out to the back garden. The utility room is situated to the side of the property and provides space and plumbing for a washing machine and fridge freezer.

The hallway is a L shape configuration leading to two good sized double bedrooms, a large bathroom and a storage cupboard. The two double bedrooms are of a good size with built in storage cupboards and carpeted throughout. The large bathroom has tiled floors, and partial wall tiles and comprises of a large freestanding bath, wash hand basin and WC.

Located on the first floor are two further bedrooms and a shower room. The master bedroom is decorated in cool tones with carpet flooring and the second bedroom is currently utilised as a large

dressing room. The first floor shower room is a useful additional facility which is well appointed and comprises a corner shower enclosure with mixer shower, wash hand basin and WC. There is also built in vanity furniture for storage.

Externally to the property there is a driveway and parking area providing ample parking and a single car garage. The front garden is laid mainly to lawn and is bounded by timber fencing. There is a patio area to the side of the property with hot tub, providing magnificent countryside views (hot tub available by separate negotiation.) The enclosed rear garden is also mostly laid to lawn and accommodates the LPG tank, garden shed and a lovely wooden summer house and rockery.

ROOM SIZES:

Lounge 4.69 x 5.21

Dining 4.01 x 4.73

Kitchen 6.21 x 2.90

Utility 1.87 x 2.04

Bedroom 3 3.74 x 3.62

Bedroom 4 2.92 x 3.95

Bathroom 2.43 x 2.54

Master Bedroom 4.02 x 3.63

Bedroom 2 3.02 x 3.17

Shower Room 1.90 x 1.96



Lauder is a historic market town nestled in the Scottish Borders, known for its rich heritage, picturesque scenery, and vibrant community spirit. Located approximately 25 miles southeast of Edinburgh, it offers a peaceful rural lifestyle with the convenience of easy access to the capital. The town is centred around a traditional high street lined with independent shops, cafes, and local businesses, contributing to its welcoming and close-knit atmosphere. Nearby attractions include Thirlestane Castle, one of the oldest and finest inhabited castles in Scotland, which adds cultural depth and historical charm. Surrounded by rolling hills and scenic countryside, Lauder is a popular destination for walkers, cyclists, and nature enthusiasts. Its strong sense of community, good local amenities, and excellent transport links make it an appealing place to live or visit.

Council Tax Band: F **EPC:** D

FIXTURES AND FITTINGS: The sale shall include all carpets, bathroom fittings and range cooker. Other items may be available by separate negotiation (incl hot tub)

SERVICES: Mains water, private drainage, LPG heating and electricity. Double glazing and solar panels (2 x batteries)

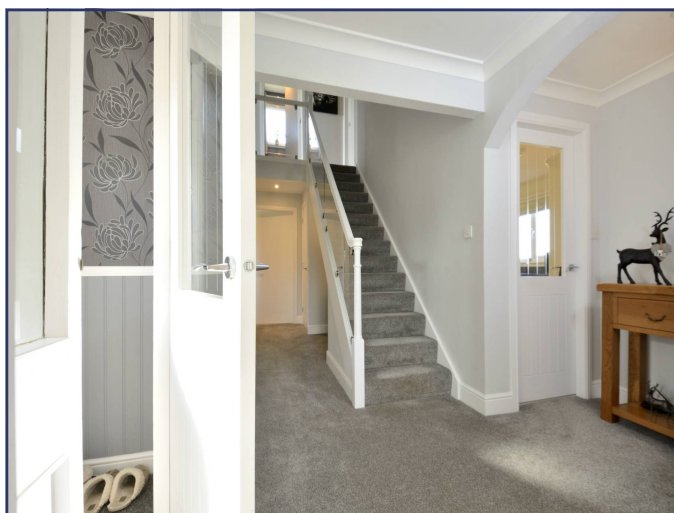
HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjolicer.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.





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