JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS

01896 808 777

enquiries@jamesagent.co.uk

www.jamesagent.co.uk

14 Market Place, Lauder, TD2 6SR

Offers over £127,000

2 1 1

ADAM BUXTON
RAMBLE BOOK
LIFORME
brother

14 Market Place Lauder, TD2 6SR

- First Floor Flat
- Private Garden to the Rear
- Excellent School Catchment Area
- Central To Amenities
- Two Bedrooms
- Excellent First-Time Buy
- Sought After Location

We are delighted to bring to market this well presented first floor 2 bedroom property located in the sought after Borders town of Lauder. The property is bright, well proportioned accommodation with private gardens and 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 - BATHROOM - LANDING - TWO BEDROOMS

Offers over £127,000

Internally
The property is entered via the ground floor where a welcoming entrance hall provides access to the staircase leading to the main accommodation.

On the first floor, the home opens into a bright and spacious lounge, enjoying generous proportions and flowing seamlessly into the adjoining dining area. This flexible open-plan layout creates an excellent space for both everyday living and entertaining. The well-equipped kitchen is positioned to the rear, offering a practical layout with ample worktop and storage space. Completing this level is a family bathroom fitted with a three-piece suite.

The second floor hosts two comfortable double bedrooms, one of which benefits from a built-in storage cupboard. A further large storage cupboard is accessed from the landing, providing valuable additional space for household essentials.

Kitchen
The well-appointed kitchen is fitted with a range of base units with real oak veneer, complemented by stylish olive-green wall cabinets and generous worktop space. Arranged in a practical U-shaped layout, it offers excellent storage and functionality for everyday living.

An inset sink sits beneath the window, bringing plenty of natural light into the room, while an electric oven, ceramic hob and stainless steel extractor hood are all in place. Space is also provided for freestanding appliances, creating a practical and welcoming kitchen well suited to modern living.

Bathroom
The bathroom is fitted with a white three-piece suite comprising a bath with shower over, WC and wash hand basin. Finished with neutral wall tiling and complemented by a side window for natural light, the space offers a bright and practical setting, ideal for everyday use.

Externally
To the rear, the property enjoys a generous enclosed garden, predominantly laid to lawn and bordered by attractive traditional stone walls, creating a private outdoor space to relax and entertain. A greenhouse and timber outbuilding provide excellent storage and gardening potential, while the size of the garden offers plenty of scope for keen gardeners, families or those looking to create additional seating areas to enjoy the surroundings.

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.

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 B.

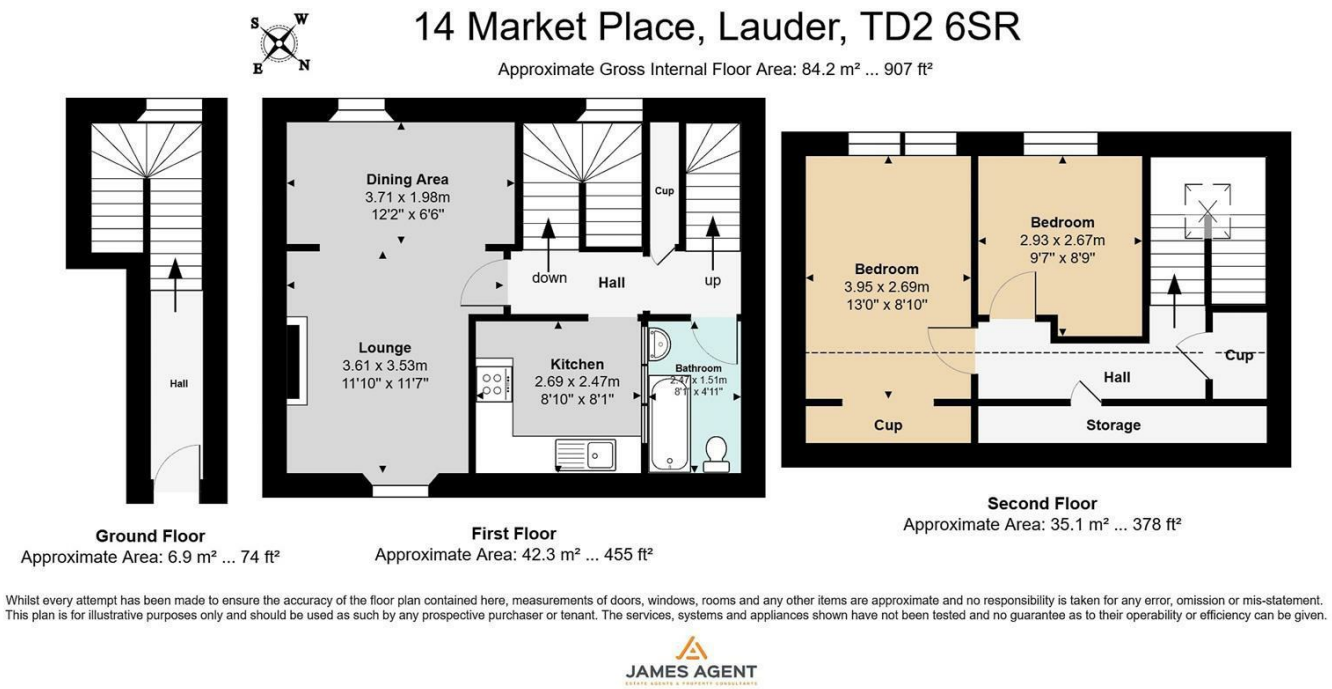
Home Report
A copy of the Home Report can be downloaded from our website.

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.

THE BIG BOOK OF ALCOHOLICS ANONYMOUS
Including 12 Steps
PHIL WANG
SIDESPLITTER

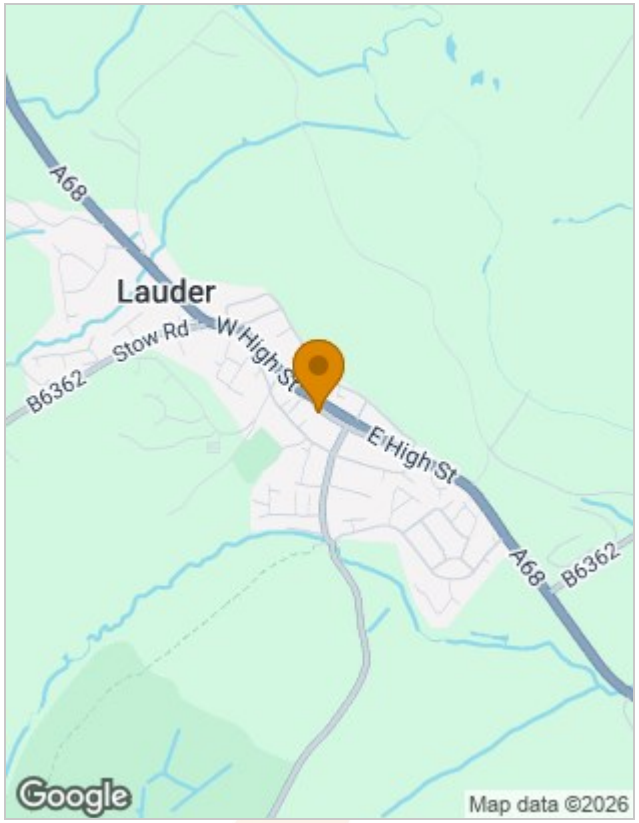
Floor Plans



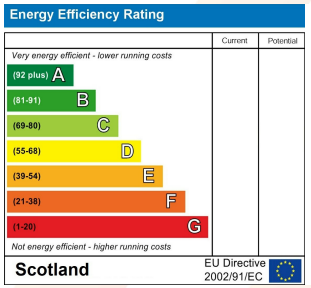
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

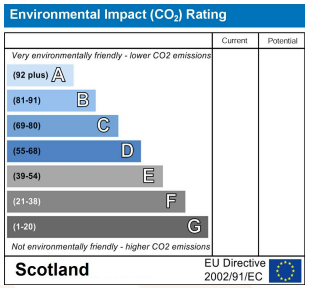
JAMES AGENT

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.