



12 Lauderdale Drive is a well-presented four-bedroom detached family home situated in a popular residential development in the historic Borders Town of Lauder.

Commutable to Edinburgh via the A68, or by train from the station at Stow, that runs to Edinburgh, which is approximately six miles away, the property is also located in a strong primary and secondary school catchment.

With enclosed garden, plentiful driveway parking and a garage, this well laid out family home, lies across two levels and comprises four double bedrooms, an ensuite shower room, a family bathroom, a sitting room, a dining room, a breakfasting kitchen, a utility room and a downstairs wc. With good storage throughout, including fitted wardrobes to all of the bedrooms, this versatile property also benefits from a real flame gas fire, gas central heating and double glazing.

Externally, the property has private driveway parking to the front of the garage, with access down both sides to the enclosed garden at the rear. Mainly laid to lawn, there are two areas of decking to the corners, ideal for enjoying the sunshine, plus raised gravelled borders and a garden shed.

Edinburgh is easily accessible via the A68, as are most Border towns. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately six miles away, with the journey from Stow to Edinburgh Waverley being around forty-five minutes.

**Edinburgh 27 miles. Earlston 7.5 miles. Stow 6.0 miles. Melrose 12.5 miles.
(All distances are approximate)**

Location:

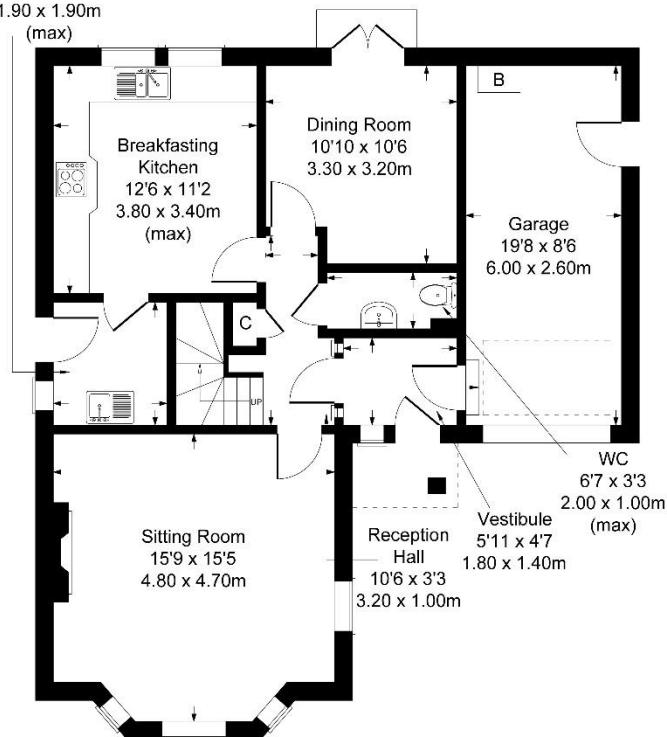
12 Lauderdale Drive is situated in a much sought-after residential development that is located in the ancient Borders town of Lauder, which is situated half-way between the Lammermuir Hills and the River Tweed, and is surrounded by beautiful rolling countryside. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarket, coffee shop/art gallery, and a couple of well known hotels. The thriving old mill town of Galashiels sixteen miles to the South West offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer.

Local tourist attractions include Thirlestane Castle on the southern side of Lauder, nearby Mellerstain House, and Abbotsford House on the outskirts of Melrose. There are also a variety of outdoor pursuits in the area that include fishing, horse riding, golf, mountain biking and a selection of walks that cross through the Scottish Borders. Local schools include the Lauder primary school, the highly regarded St Mary's preparatory school in Melrose, and Earlston High School. The Borders General Hospital lies just outside the town of Melrose which is only twelve and a half miles away, and Lauder sits in an easily accessible area with Edinburgh in easy reach via the A68, which also provides links to the north of England. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately six miles away.



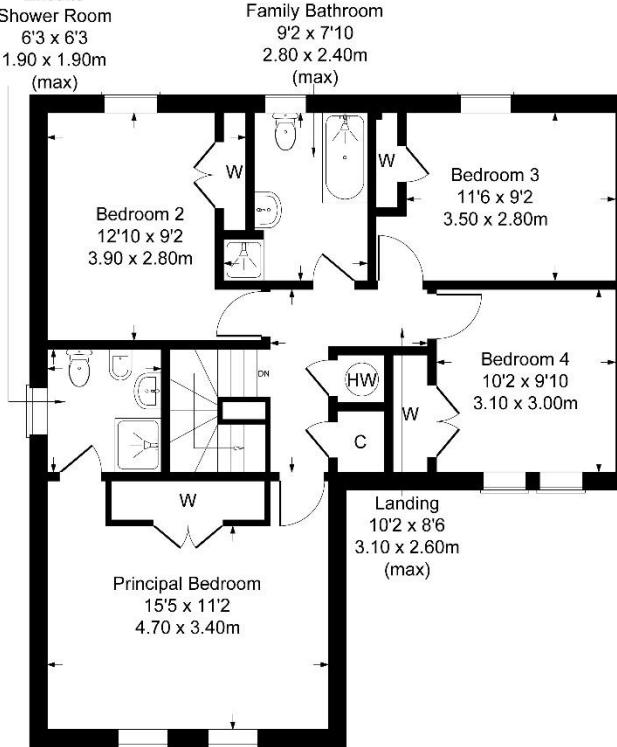
12 Lauderdale Drive, Lauder TD2 6SN

Utility Room
6'3 x 6'3
1.90 x 1.90m
(max)



GROUND FLOOR

Ensuite
Shower Room
6'3 x 6'3
1.90 x 1.90m
(max)



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2025



Directions:

For those with satellite navigation the postcode for the property is: TD2 6SN
Coming from Edinburgh take the A68 South, passing through Pathhead, and enter Lauder. Pass the petrol station and continue through Lauder and take the right turning into Market Place. Turn right onto Mill Wynd and proceed forward. Take the right turn into Lauderdale Drive and take the last right turn up towards to top, passing four houses, before turning right up a shared access to the top which is Number 12.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: F

EPC Rating:

Current EPC: C74

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.