

Lauder, Scottish Borders



Bramblings, Harryburn Road

A STUNNING DETACHED DWELLING HOUSE PROVIDING PARTICULARLY SPACIOUS LIVING ACCOMMODATION ARRANGED OVER TWO FLOORS SET AMIDST SPACIOUS AREAS OF LANDSCAPED GARDENS AT THE WESTERN EDGE OF THIS HISTORIC BORDER TOWN YET LYING WITHIN WALKING DISTANCE OF THE TOWNS MAIN STREET AND ALL LOCAL AMENITIES.

THE PROPERTY LIES CLOSE TO THE MAIN A68 TRUNK ROAD THROUGH THE BORDERS GIVING READY ACCESS TO MOST MAJOR BORDER TOWNS AND LYING LESS THAN AN HOURS' DRIVE FROM EDINBURGH

ENTRANCE HALL VESTIBULE LOUNGE SITTING ROOM DINING ROOM LARGE FITTED KITCHEN
FOUR BEDROOMS - TWO WITH EN SUITE BATHROOM FAMILY ROOM / FIFTH BEDROOM
TOILET SHOWER ROOM CENTRAL HEATING DOUBLE GLAZING LARGE ESTABLISHED GARDEN
TIMBER DECKING TO FRONT AND REAR

EPC RATING: B

Guide Price £365,000

£25,000 Below Home Report Value

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Bramblings comprises a detached dwelling house providing particularly spacious living accommodation arranged over 2 floors finished to the highest standard and set amidst exceptional areas of landscaped gardens on the edge of this historic Border town, the property lying but a short walk from the towns main street.

The original building which dates from the 1960's has been extended in the recent years and the quality of the external finish particularly the fyfestone cladding and extensive double glazing is a significant feature.

The property has an extremely versatile layout totalling approximately 260m² of floor space including particularly well-appointed kitchen and bathroom facilities all benefitting from gas fired central heating and double glazing.

Lauder caters for most day to day shopping needs with local transport, social, recreational facilities and primary schooling readily available. Secondary schooling is provided for in Earlston some 5 miles distant a secondary school which enjoys a marvellous reputation. More comprehensive facilities including many national supermarkets are located in Galashiels some 10 miles distant with Edinburgh less than an hours' drive away by car.

Early viewing is considered essential in order to fully appreciate this property and avoid disappointment.

ACCOMMODATION

Access from the outside is by means of impressive circular stone steps leading to the main entrance in turn accessing the property via UPVC panelled double glazed doors.

ENTRANCE HALL

3.40m x 2.70m. This welcoming hall gives direct access to the dining room and sitting room and is provided with two useful cupboards one of which houses the domestic hot water cylinder. Attractive riven tile floor covering, central heating radiator.



DINING ROOM

5.20m x 4.50m. A particularly spacious public room ideal for formal dining with front facing double glazed windows providing excellent natural light. The dining room accommodates the secondary stair to first floor level with small under stair cupboard. Central heating radiator, ceramic tiled floor covering.





KITCHEN 6.30m x 3.70m. An excellent kitchen facility with an extensive range of floor and wall mounted units in dark wood grain effect with complimenting work surface and island breakfast bar, twin bowl stainless steel sink unit, integrated “range master” cooking unit with six burner hob and double oven, stainless steel splashback and cooker hood over. Integrated dish washer, washing machine and dryer, central heating radiator, rear facing double glazed windows and sliding patio type doors accessing the rear garden and timber deck. Ceiling mounted downlighters, ceramic tiled floor covering.

LOUNGE

5.70m x 5.50m. Rear facing double glazed windows provide excellent natural light. A metal fireplace with marble surround and hearth is an attractive focal point. Central heating radiator, laminate floor covering.



SITTING ROOM 5.80m x 5.30m This further public room, extensively double glazed and overlooking the front garden, accommodates the main stair linking ground and upper floors. Central heating radiator, floor carpeted.

A small passage with lining cupboard leading from the sitting room accesses the ground floor shower room.

SHOWER ROOM

Provided with a shower enclosure vanity basin and WC, the shower room walls tiled full height. The shower enclosure is lined in “wet wall” provided with a power shower. Rear facing double glazed window, central heating radiator, ceramic tile floor covering.

SECONDARY ENTRANCE VESTIBULE

BEDROOM ONE

4.00m x 3.50m. A double room utilised at present as a gym by the owners is provided with a wardrobe with hanging rail and shelf, and a further cupboard housing the gas fired central heating boiler. Central heating radiator, floor carpeted.



REAR BEDROOM

4.00m x 3.50m. A further double room ideal for guests with rear facing double glazed windows, central heating radiator, laminate floor covering. A passage off gives access to a small dressing area with wardrobe leading to an en-suite bathroom.

EN-SUITE BATHROOM

Provided with a bath, pedestal basin and WC, the bath provided with mixer taps and shower head. Vertical chrome towel rail, ceramic tile floor covering.



First Floor West

A stair of timber treads and risers, carpeted and provided with a timber balustrade and hand rail, links ground and first floor accommodation at this level.

LANDING With storage cupboard off.

MASTER BEDROOM 5.00m x 4.60m. A particularly spacious double room with extensive double glazing, providing excellent natural light and affording fine views over the garden. Range of fitted wardrobe accommodation, two radiators, laminate floor covering.



EN-SUITE Provided with a corner spa bath, twin vanity unit with fitted cupboard accommodation, WC and shower enclosure. Walls are ceramic tiled to full height, vertical towel rail, ceiling downlighters over the spa bath, ceramic tile floor covering.



BEDROOM FOUR

A further double room with side facing window, two central heating radiators, two useful cupboards and laminate floor covering.



First Floor East

Leading from the dining room a stair formed of natural timber with balustrade and hand rail links ground and first floors at this level

FAMILY ROOM / GENERAL PURPOSE ROOM / BEDROOM - 8.15m x 4.60m:

This particularly spacious general-purpose room with a variety of potential uses benefits from double glazing to front and rear, with double glazed casement doors to the rear which access a small external veranda. The windows to the front afford fine views over the garden and farm land beyond. Three central heating radiators, ceiling mounted downlighters, telephone point, laminate floor covering.



EN-SUITE TOILET

WC and wash hand basin with vanity mirror over and glass shelf.

EXTERNAL

GARDENS

There are good sized areas of garden ground to front and rear; the front garden, which is particularly spacious, is laid primarily to grass with many fine mature shrubs and trees and accommodates a useful parking area laid to coloured gravel.



The rear garden is again extensively laid to grass and incorporates a large decked area suitable for summer BBQ's and gives direct access to the dwelling house via the kitchen.



MOVEABLES

All fitted floor covering and integrated appliances in the kitchen area are included in the sale as are curtains and light fittings.

SERVICES

The property is served by mains water gas and electricity with drainage connected to the main sewer. The property also enjoys the benefits of a full gas fired central heating installation.

COUNCIL TAX

The property is within Council Tax Band 'G'.

VIEWING

By appointment through the Selling Agents on 01896 663 410 or by contacting the owner (evenings and weekend) on 07833225615

ENTRY

By negotiation with the Selling Agents/Owners.

PRICE

Guide Price **£365,000**. Offers are invited and should be submitted in the proper Scottish legal form to the Selling Agents at their Galashiels office (Ref AMcD)



IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property which have not been photographed. Please ask for further information if required.
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7. The foregoing particulars, while believed to be correct, are not warranted or guaranteed in any way, nor are any of the measurements, etc., warranted or guaranteed.
8. Persons wishing to be notified of the fixing of a closing date for offers should specifically register their interest as soon as possible with the Selling Solicitors, but the seller reserves the right to sell the subjects without having fixed a closing date and is not bound to accept the highest or any offer.