

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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43 West High Street, Lauder

TD2 6TF

Guide Price £185,000



43 West High Street is a unique listed dwelling occupying a lovely private aspect just off the main street in Lauder, tucked away from view securing an excellent degree of privacy. The property boasts many original period features which sit well with the more modern elements of the property; with the well planned layout arranged over two floors providing comfortably proportioned accommodation. Outside, there is a lovely enclosed private garden to the rear; accessed via French doors from the kitchen, whilst a drive provides convenient private parking.



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GROUND FLOOR:
ENTRANCE HALL
LOUNGE
DINING ROOM
KITCHEN
THIRD BEDROOM
SHOWER ROOM (JACK & JILL)

SECOND FLOOR
BEDROOM ONE
BEDROOM TWO
BATHROOM

OUTSIDE
WELL KEPT REAR GARDEN
DRIVE
GAS CENTRAL HEATING
UNDERFLOOR HEATING TO THE LOUNGE & KITCHEN



Location:

Only 25 miles from Edinburgh on the A68, the small Borders town of Lauder is highly sought after by the commuter and has several of the regions principal towns and villages close by as well as many of the major local employers. Lauder has a variety of amenities, including a range of shops, post office, surgery, hotels and inns. Secondary schooling is supplied in the highly regarded nearby Earlston High School, currently one of the top performing schools in Scotland. There is also a golf course just outside the town and an abundance of country walks, historic buildings, horse riding etc are all at hand.

Description:

The cottage dates back to the early 18th century having originally been a two-room dwelling with one-room dwelling off and a byre. It is thought the two dwellings were converted into one dwelling around 200 years ago with the byre remaining untouched. The built-in furniture has been dated at 1810 with the box bed one of around 6 which still survive in Scotland and is the main reason, along with the original hob grate, that the building is listed. The Aumry (cupboard) and the dresser are also specified in the listing citation. The current owners purchased the cottage in 1999 then converting the byre into the current kitchen and opening up the walls to provide sliding doors to the garden and access to the lounge. At this point the floors in the lounge and kitchen were renewed providing new flagstones and underfloor heating. Adding to the character, most of the original features such as the doors and fireplaces have been preserved.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water, electricity and gas. Gas central heating.

EPC:

F

Viewings:

By appointment with the Selling Agents.

Entry:

By mutual agreement.



Interested in this property?
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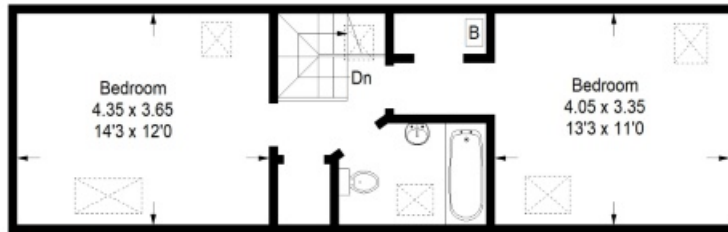
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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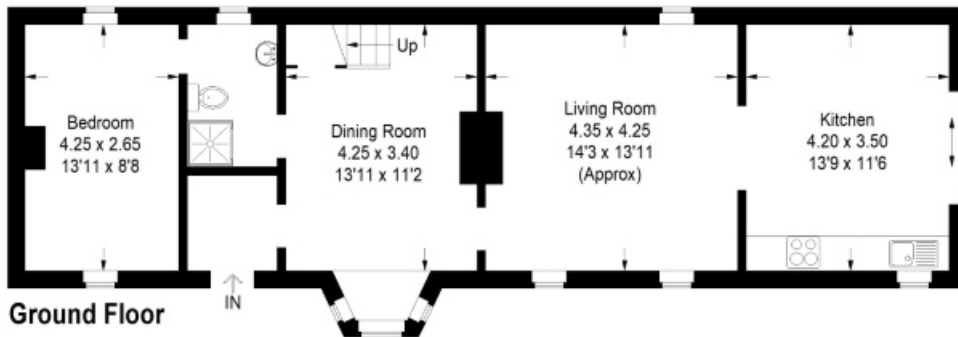


43 West High Street, Lauder, TD2 6TF

Approximate Gross Internal Area = 98 sq m / 1055 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 476524)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.