

HASTIN^{LEGAL}&S



23 Allanbank Gardens

Lauder, TD2 6AB





A luxury detached five bedroom house situated in an exclusive estate in the popular village of Lauder – making 23 Allanbank Gardens an enviable home for any family. With no shortage of kerb appeal, the immaculate cul de sac is beautifully maintained; with 23 sitting to the outer edge, on a generous plot with good levels of privacy and a well-appointed garden front and rear. A monoblock drive allows plenty private parking, with the benefit of a double garage opening to the side.



Internally, the property is incredibly comfortable with a contemporary interior and no shortage of space! The ground floor hosts two generous public rooms with a fully fitted family kitchen adjacent, and the benefit of a ground floor cloakroom facility, a utility room with access to the garage, and a study also suitable as a guest bedroom or playroom. Upstairs, the grand proportions continue with a luxurious master suite complete with balcony and ensuite, a second ensuite bedroom, three further double bedrooms and the family bathroom. Viewing is highly recommended for this fast moving and popular estate.

LAUDER

This desirable estate is positioned to the edge of the village of Lauder – an area surrounded by beautiful Borders landscape, with local views across the stunning Thirlestane Castle, towards rolling fields and countryside. Completed in 2007, the estate has remained well presented and a firm favourite with families and retirees alike; benefitting from an excellent position for commuters via the A68, and within the catchment for the renowned Earlston High School - recently referenced in Tatler Magazine and one of the best performing secondary's in Scotland. The village of Lauder itself has a host of excellent amenities; from independent retailers including fruit and vegetable shop, butchers, baker, restaurants and cafes, to excellent sporting facilities including golf course, tennis club and a strong horse riding community.

HIGHLIGHTS

- No onward chain – ready to move into and expedited entry available!
- Position – superior position within the estate overlooking countryside to the rear, in the increasingly popular village of Lauder.
- Condition – fresh and neutral throughout with good quality fixtures and fittings.
- Space – exceptional room proportions this is definitely a luxury new build excellent levels of light and not overlooked.
- External – neat frontage with drive and double garage, side access to enclosed rear garden with good levels of privacy and pleasant outlook.

ACCOMMODATION LIST

Entrance Vestibule, Hallway, Dining Room, Lounge, Dining Kitchen, Utility Room, Study, Cloakroom with W/C, Master with Ensuite, Bedroom 2 with Ensuite, Three Further Bedrooms, Family Bathroom.

ADDITIONAL INFORMATION

All floor and wall coverings and integral appliances are included in the sale.

SERVICES

Mains gas, electricity, water and drainage. Double glazed.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY

Rating C.

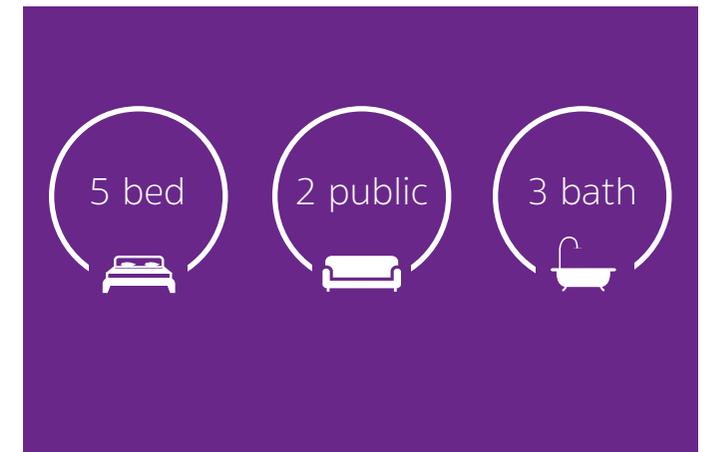
VIEWING AND HOME REPORT

To arrange a viewing contact the selling agents, Hastings Legal Property on 01750 724 160 -lines open until 10pm 7 days a week. The Home Report dated 27 August 2015 can be downloaded online at www.onesurvey.org

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





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