

Galashiels
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Tall Trees, 45 East High Street, Lauder

TD2 6SS

Guide Price £225,000



Tall Trees is a deceptively spacious property, located at the East End of Lauder High Street. Boasting a large, completely enclosed and private walled garden with relaxing climate controlled sunroom - with views over the garden and trees beyond. The property has undergone renovation and is presented in immaculate move-in condition, while still maintaining potential to further improve. Boasting 3 bedrooms and a floored attic with W/C - currently being used as a 4th bedroom. Properties of this type in Lauder rarely come onto the open market, early viewing is essential.



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Hall
Large Living Room
Dining Kitchen
Sunroom
Three Bedrooms
Floored Attic with WC
(Currently used as a 4th Bedroom)
Bathroom

Gas Central Heating
Partial Double Glazing

Large Enclosed Walled Garden



Description

A very characterful property with an extremely private, fully enclosed garden. Tall Trees boasts a spacious layout, the living room and sunroom extensions help make the property particularly private. A welcoming entrance hall, with exposed and restored original brickwork provides access to the ground floor accommodation. To the right there are two well proportioned bedrooms with working shutters - straight ahead leads to the light-filled sunroom with beautiful views over the garden and trees beyond. Off the hallway to the left, the spacious dining kitchen overlooks the front of the property and provides plenty of space for cooking and entertaining. Access to the well designed bathroom and master bedroom is via the main staircase with fitted storage in the upstairs hallway. The master bedroom has fitted wardrobes and spectacular views over the garden and castle grounds beyond. Of particular note on the ground floor is the large living room which features a multi fuel stove and has access to the garden via the sunroom. A wooden staircase in the living room also provides access to 3 further rooms with fitted storage, exposed brickwork and original beams. This area is currently being used as a fourth bedroom, gym and W/C. The garden is a unique selling point of the property and is completely enclosed and secluded with outstanding year round views, tastefully decorated barbecue area with wooden feature wall and lots of room for relaxing and taking in the scenery. There is off street parking to the rear of the property on Castle Wynd, providing direct access to the garden through a secure gate.

Location

Lauder is situated on the A68 with immediate access to neighbouring Border towns such as: Galashiels, Earlston and Melrose. Edinburgh is 25 miles away and Stow railway station is a 10 minute drive. Lauder offers a modern primary school and secondary schooling is provided by nearby Earlston High School - currently one of the top performing schools in Scotland. There are pubs, hotels, restaurants, independent retailers, a post office, gym, art gallery, surgery, pharmacy and an award winning butcher. There are multiple paths, hill walks and leisure activities - including Thirlestane Castle which is located 0.5 miles from the property.

Fixtures and Fittings

The Sale shall include all floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

TBC

Council Tax Band

D

Viewing

By appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Galashiels
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Saturday: 9.00am to 12.00 noon

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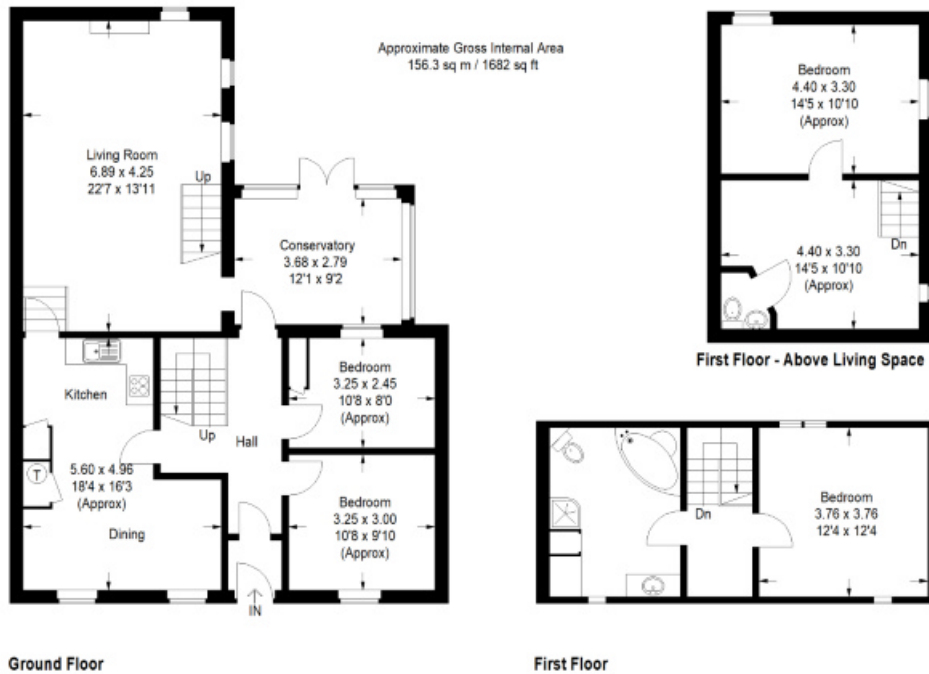


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