

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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26 East High Street, Lauder

TD2 6SU

Guide Price £125,000



This is a 2 storey mid-terraced house situated on East High Street, well placed for the town's amenities. The property offers a well proportioned layout and is presented in good order throughout. Would suit those searching for an easily managed starter property. Accommodation comprises; Entrance Hall, Livingroom with Sun room off, Kitchen Diner, 2 double Bedrooms, 1 with En-suite WC and Bathroom. Floored Attic. Enclosed garden.



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TD2 6SU

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Ground Floor:
Entrance Hall
Kitchen Diner
Double Bedroom
Large Walk-in Cupboard

First Floor:
Livingroom
Double Bedroom with En-suite WC
Bathroom
Sun Room with access to Garden
Floored Attic

Outside:
Enclosed Garden



Location:

Only 25 miles from Edinburgh on the A68, the small Border 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 property dates back to 1850 and has been modernised and extended at later dates to provide the present layout. The accommodation which is arranged over two floors comprises; Entrance Hallway, double Bedroom, Kitchen Diner boasting a good range of wall and base units in a white finish, ample room for dining table, large walk-in cupboard; upstairs there is a Livingroom with Sun room off which in turn gives direct access to an enclosed Garden, double Bedroom with En-suite WC and wash hand basin and Bathroom with white Bath, WC and wash hand basin, separate shower enclosure. A Ramsay style ladder gives access to a large floored Attic. The property benefits from gas fired central heating and the windows are a mix of single and double glazed.

The enclosed Garden incorporates a large paved patio, decking, raised flower bed and gravelled areas.

Fixtures and Fittings:

The sale shall include all carpets where fitted together with the integrated appliances within the kitchen.

Services:

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

EPC:

D

Viewing:

By appointment with the Selling Agents.

Council Tax:

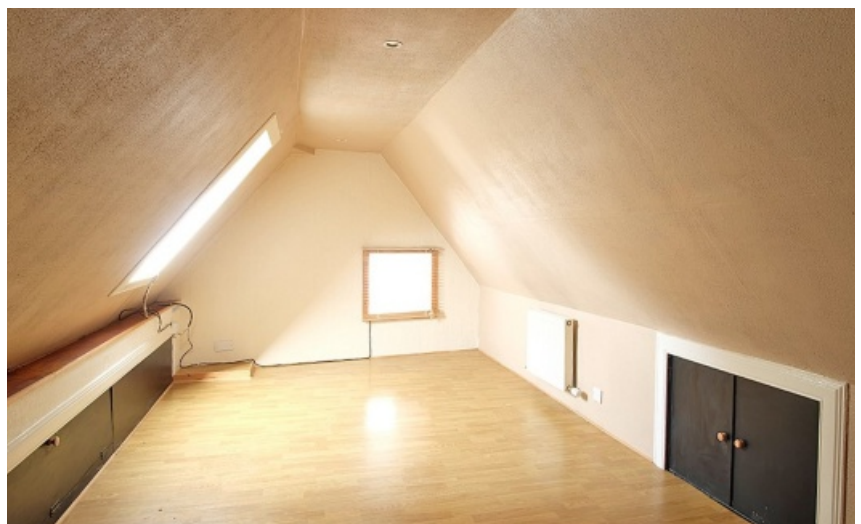
Band B

Entry:

By mutual agreement.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

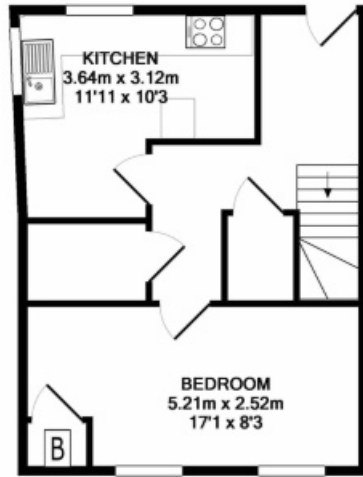


Interested in this property?
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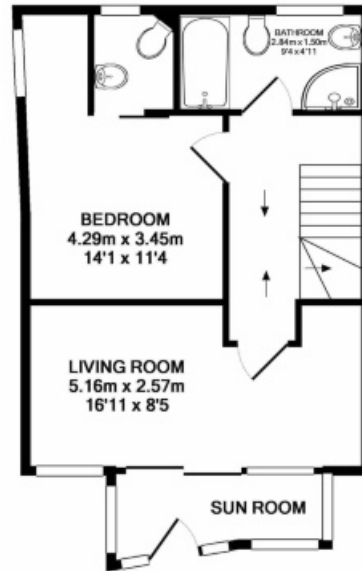
27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.