

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 The Loan, Lauder

TD2 6TL

Guide Price £295,000



2 The Loan is a deceptively spacious family home, situated in a rarely available and sought after area which is within easy walking distance of the excellent amenities Lauder has to offer. The property is presented in very good order throughout and has been successfully extended to form very useful additional accommodation on the ground floor. Benefiting from an abundance of attractive and additional features including the cosy lounge with wood burner, downstairs bedroom and shower room, utility room, fantastic modern and bright kitchen/family/dining room with bi-fold doors, summerhouse and the extremely large garden with suntrap patio area. Viewing highly recommended.



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Hall
Lounge
Large Kitchen/Family/Dining Room
Utility Room
Shower Room
Bedroom Four (downstairs)
Master Bedroom
Bedroom Two
Bedroom Three
Bathroom

Gas Central Heating
Double Glazing

Large Garden to Rear
Summerhouse
Private Parking



Location

Only 25 miles from Edinburgh, the small Borders town of Lauder is highly sought after by the commuter and is easily accessible by road, via the A68 or by rail, Stow railway station is a 10-minute drive from Lauder. 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 good range of independent retailers, post office, gym, surgery, hotels and pubs. There is a modern primary school and secondary schooling is provided at nearby Earlston High School, currently one of the top performing schools in Scotland.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

C

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Melrose
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
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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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2 The Loan, Lauder

Approximate Gross Internal Area = 134 sq m / 1442 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuketch.com © (ID683078)

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.