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2 The Loan, Lauder

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

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Council Tax Band

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Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.













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Interested in this property? Melrose

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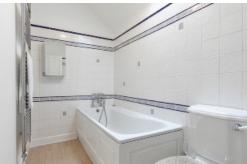
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Approximate Gross Internal Area = 134 sq m / 1442 sq ft





Illustration for identification purposes only, measurements are appronot to scale, floorplansUsketch.com © (ID683076)

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