

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



62 West High Street, Lauder

TD2 6TE

Guide Price £115,000



Located in the heart of the Royal Burgh of Lauder, 62 West High Street is lovely terraced cottage, filled with a great mix of modern and original features. Presented in immaculate order throughout and benefiting from gas central heating, double glazing, two bedrooms, modern kitchen and bathroom. Ideally suited as a full time residence or an easily managed rental investment/holiday home. Viewing essential to fully appreciate.



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Hall
Lounge
Kitchen
Two Bedrooms
Bathroom

Gas Central Heating
Double Glazing



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

E

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property? Galashiels Call 01896 758311

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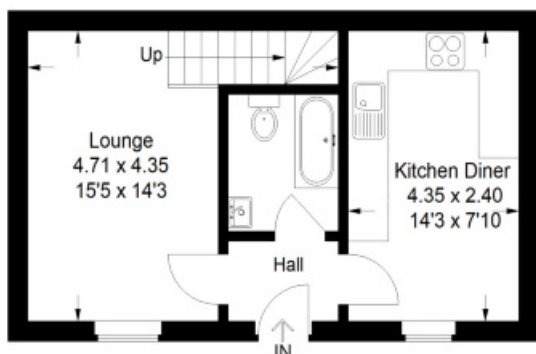
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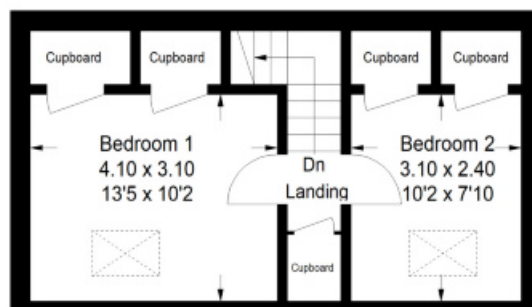


62 West High Street, Lauder

Approximate Gross Internal Area
60.39 sq m / 650 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID 718616)

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.