

**Galashiels**  
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## 22 Wyndhead Way

Lauder

**Guide Price £240,000**



22 Wyndhead Way, is a well-proportioned detached family home, located within a popular modern development, just a short walk from the heart of Lauder, which boasts excellent local amenities. The property benefits from three double bedrooms, single bedroom/nursery, bathroom, en-suite shower room, downstairs WC and utility room. Outside, gardens surround the property and a driveway and single garage ensure there is ample private parking.



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Hall  
Lounge  
Snug/Playroom  
Kitchen  
Utility Room  
Downstairs WC  
Master Bedroom with En-Suite  
Single Bedroom  
Two Further Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Garden  
Garage  
Drive



## Location:

Lauder is a charming Borders town, approximately 20 miles from Edinburgh and has a population of 1500. The town itself has a good range of local amenities including hotels, pubs, shops, post office, doctors surgery and garage/petrol station/small supermarket. Sport enthusiasts are well provided for as Lauder has a leisure centre, golf club and bowling club. Lauder has its own primary school with secondary available at nearby Earlstoun High School which is currently one of the top performing schools in Scotland. The larger town of Galashiels, where there are a wider range of facilities available is only 10 miles away. The Waverly rail link between Tweedbank and Edinburgh can be accessed at Stow which is only a 10 minute drive from Lauder.

## Fixtures and Fittings:

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

## Services:

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

## EPC:

C

## Council Tax Band:

E

## Viewings:

Strictly by appointment with the Selling Agent.

## Entry:

By mutual agreement.

## 22 Wyndhead Way, Lauder

Approximate Gross Internal Area  
115.9 sq m / 1228 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
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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.

Full members of:

