

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 2 The Avenue, Lauder, TD2 6TD

**Guide Price £220,000**



Situated in the heart of the desirable town of Lauder, this well appointed family home is within comfortable walking distance of most amenities and, although is central, is tucked away enjoying a good degree of privacy. The flexible accommodation is arranged over three floors, whilst the property is presented in good order throughout, offering an easily managed family home which is ready to move into. There is a substantial store/workshop attached to the property, accessed via a door from the kitchen, which offers up plenty of potential. Directly outside the property there is ample private parking.



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Ground Floor  
Entrance Hall  
Lounge with stove  
Kitchen  
Workshop/Store

First Floor  
Master Bedroom with en-suite WC & feature bath  
within the room  
Further Double Bedroom  
Shower Room

Second Floor  
Two Further Bedrooms

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 are close by as well as many of the major local employers. Lauder has a very strong and active community and the town Common Riding is a particular highlight in the summer and really is a must see. There area 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 & Fittings

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

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

### EPC

E

### Viewings

By appointment with the Selling Agent

### Council Tax Band

C

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 758311**

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

Also At:  
Galashiels, Tel 01896 758 311  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**2 The Avenue, Lauder, TD2 6DP**

Approximate Gross Internal Area = 92.0 sq m / 990 sq ft

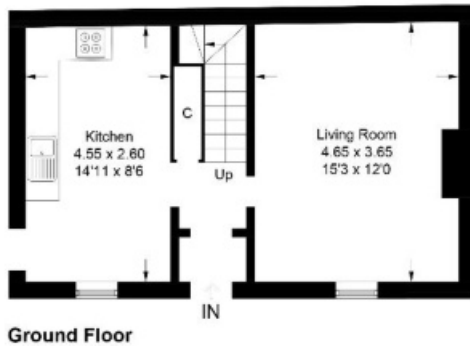
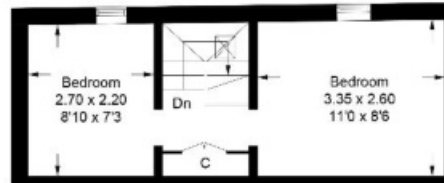


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUketch.com © (1D1049531)

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.