

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Wiselawmill Steading, Lauder, TD2 6PF

Guide Price £460,000



This stunning barn conversion is just a stone's throw from the nearby town of Lauder, enjoying a lovely rural yet accessible location. The heart of the home is the expansive open-plan lounge, dining, and kitchen area, highlighted by a large picture window that frames breathtaking countryside views. This flexible accommodation features a convenient ground-level double bedroom and shower room, ensuring future adaptability. Enjoy the added benefit of a spacious conservatory, perfect for versatile living. The first floor boasts a feature landing with a mezzanine overlooking the lounge, while the generous master bedroom includes an en-suite, complemented by two additional double bedrooms. Outside, you'll find good sized private gardens, a detached double garage, and ample private parking, making this property a truly unique find. To finish, it is presented throughout in excellent order having been particularly well maintained by the present owner, providing an easily managed home which is truly ready to move into.



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Ground Floor:
 Entrance Hall
 Spacious Lounge/Kitchen/Dining Area
 Generous Conservatory
 Utility Room
 Double Bedroom
 Shower Room

First Floor:
 Feature mezzanine landing
 Master Bedroom with En-Suite
 Two Further Double Bedrooms
 Bathroom

Oil fired central heating
 Double Glazing

Well maintained gardens
 Driveway



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 just 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 are 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, kitchen fittings and bathroom fittings.

Services

Mains electricity and water. Private drainage. Oil fired central heating. Double Glazing.

EPC Rating

C

Council Tax Band

F

Viewings

By appointment with the Selling Agent

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:
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Approximate Gross Internal Area
213.8 sq m / 2301 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1189632)

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.