

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Avenel, Factors Park, Lauder, TD2 6QW

**Offers Over £350,000**



Avenel is a generously proportioned detached home located in the pleasant town of Lauder. Nestled in an extremely private setting, this property offers the ideal blend of tranquility and convenience, with most amenities just a short walk away. The thoughtfully designed layout features a ground floor bedroom and adjacent shower room, allowing for comfortable single-level living. The expansive living area seamlessly connects the kitchen to the dining space and leads into a spacious lounge, perfect for family gatherings. Upstairs, you will find three additional bedrooms, including a well appointed en-suite, complemented by a feature landing provides useful additional space. Presented in excellent condition, this property is set on a sizable plot with beautifully kept gardens and ample private parking, making it an exceptional choice for your family's next chapter.





# Avenel, Factors Park, Lauder, TD2 6QW

Offers Over £350,000

Ground Floor:  
Vestibule  
Hall  
Lounge  
Dining Room  
Kitchen  
Double Bedroom  
Shower Room  
Utility Room

First Floor:  
Master Bedroom with En-Suite  
Two Further Bedrooms  
Spacious Landing

Gas 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 Earlstoun 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 drainage, water and electricity. Gas central heating. Double Glazing.

### EPC Rating

C

### Council Tax Band

E

### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement



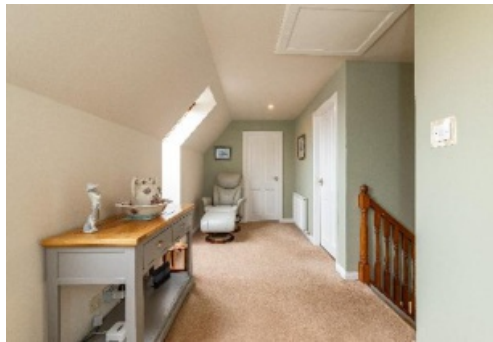
**Interested in this property?**  
**Call 01896 758311**

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
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Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
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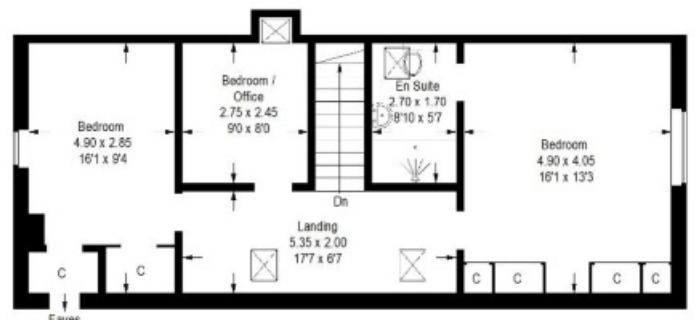


**Avenel, Factors Park, Lauder, TD2 6QW**

Approximate Gross Internal Area  
158.1 sq m / 1702 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2025 (ID1190741)

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.