

Galashiels

Call 01896 758311



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SOLICITORS & ESTATE AGENTS

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8 Manse Road, Lauder

TD2 6QL

Offers Over £100,000



8 Manse Road is located within a quiet residential cul-de-sac, close to Lauder town centre with most amenities and facilities just a short distance on foot. The property is an attractive semi-detached Dorran bungalow, offering convenient living at ground level and perfectly suited to those searching for an easily managed home to downsize to. The layout is well proportioned with a good sized lounge set to the front of the property, a well appointed kitchen with access out to the rear, two comfortable double bedrooms and a fairly modern shower room. The property has been well maintained but offers scope to modernise as desired. Outside, there are gardens to the front, side and rear with a drive into the property providing convenient private parking. Early viewing recommended.



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Accommodation
Entrance Hall
Lounge
Kitchen
Two Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Gardens Front & Rear
Drive



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

EPC Rating

D

Council Tax Band

A

Viewings

By appointment with the Selling Agent.

Entry

By mutual agreement

Non Traditional Construction

The property is non-traditional construction known as "Dorran" and, as such, are classified as defective under Part 14 of the Housing (Scotland) Act 1987. It should be appreciated that future resaleability will be severely restricted as the market will be limited to cash purchasers only.



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

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

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
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
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Selkirk, Tel 01750 723 868
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Annan, Tel 01461 202 866/867



8 Manse Road, Lauder

Approximate Gross Internal Area
68.5 sq m / 737 sq ft

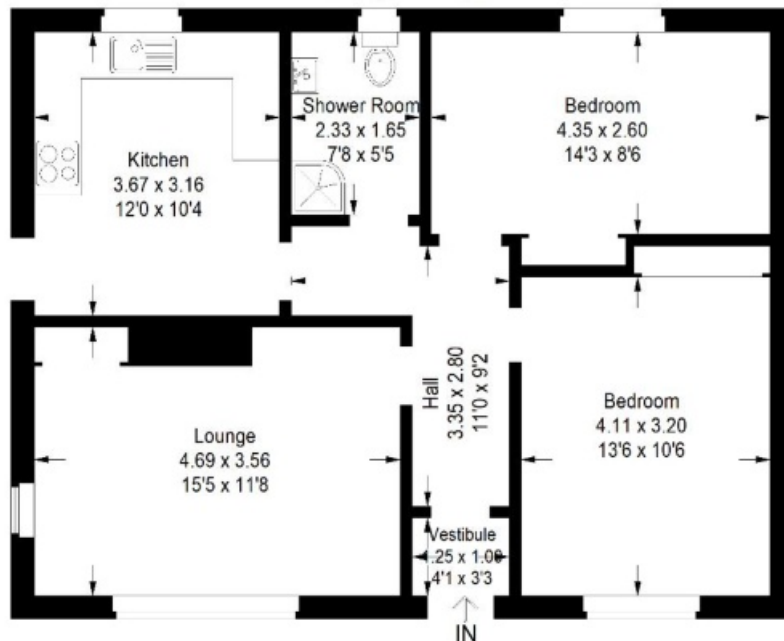


Illustration for identification purposes only, measurements are approximate,
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Full members of:



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.