

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7 Crofts Road, Lauder

TD2 6QJ

Guide Price £165,000



Tucked away yet perfectly positioned in the heart of Lauder, this characterful property offers an exceptional opportunity for anyone looking to create their dream home. Currently arranged over two floors and with a generous attic space, there's ample scope to reconfigure and extend the layout to suit your needs. A substantial external store adjoins the house, presenting further development potential (subject to planning), while the enclosed garden provides a private outdoor retreat and room to add off-street parking. Although the property requires full modernisation throughout, it's a blank canvas for those seeking a rewarding renovation project in a highly convenient location.



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Ground Floor
Entrance Hall
Lounge Kitchen
Downstairs bedroom with En-Suite
Separate WC

First Floor
Three Bedrooms

Large floor attic
Substantial external store providing further
development potential

Enclosed garden



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, electricity and gas. Single glazing. Gas Central Heating.

EPC Rating

D

Council Tax Band

D

Viewings

By appointment with the Selling Agent.

Entry

By mutual agreement



Interested in this property? Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 123.8 sq m / 1332 sq ft
(Including Attic Floor)
Store = 28.5 sq m / 307 sq ft
Total = 152.3 sq m / 1639 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourisbs.co © (ID1231544)

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.