

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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12 Wyndhead Way, Lauder

TD2 6TY

Guide Price £295,000



Nestled in one of Lauder's most popular and sought after neighbourhoods, this beautifully presented detached house offers turnkey living in a peaceful setting. The property has been exceptionally maintained by the present owner and is ready for immediate occupation. Downstairs the living accommodation is very well proportioned offering a spacious lounge and dining room, flooded with natural light, a contemporary kitchen featuring a built-in seating area overlooking the gardens, three well-proportioned bedrooms, including a master suite with en-suite bathroom, and tasteful neutral décor throughout, ensuring easy adaptation to ones own taste. Outside, there is an enclosed rear garden with an excellent degree of privacy, perfect for outdoor entertaining, featuring a pleasant summerhouse which is ideal as a home office, studio or leisure retreat. Additionally, there a garage and driveway providing plenty of convenient private parking.



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Ground Floor
Entrance Hall
Lounge/Dining Room
Dining Kitchen
Downstairs WC

First Floor
Master Bedroom with En-Suite
Two Further Double Bedrooms
Bathroom with bath & separate shower enclosure

Well kept gardens to the front & rear
Summerhouse
Greenhouse

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

EPC Rating

C

Council Tax Band

E

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
Phone: 01896 822796
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Approximate Gross Internal Area = 95.7 sq m / 1030 sq ft

Garage = 12.7 sq m / 137 sq ft

Total = 108.4 sq m / 1167 sq ft

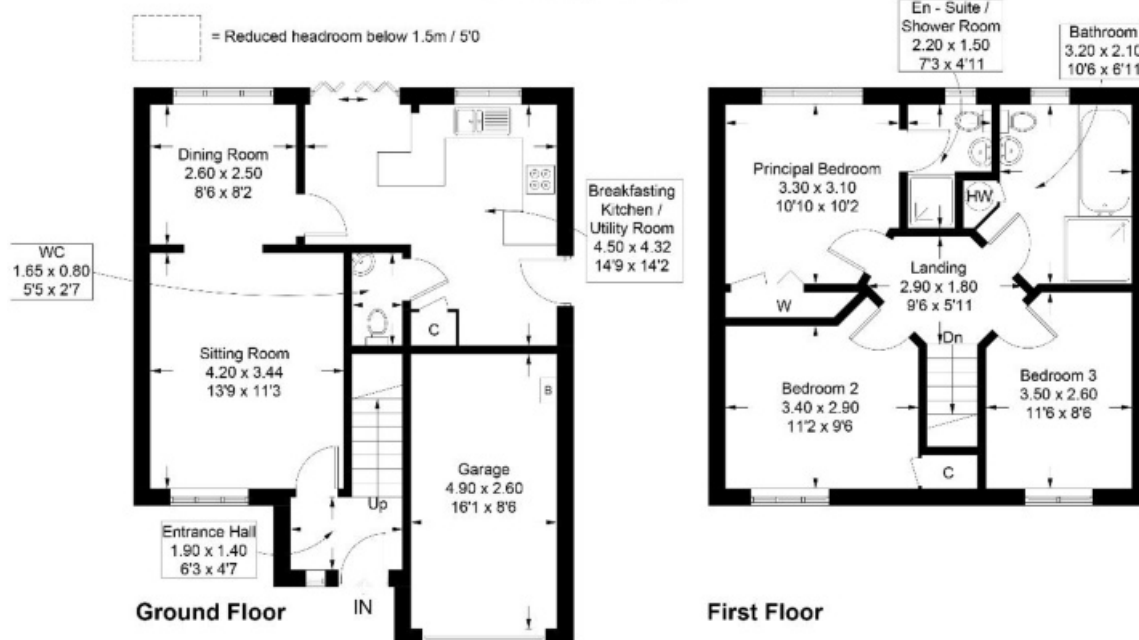


Illustration for identification purposes only, measurements are approximate, not to scale. Fourisbs.co © (ID1232887)

Full members of:



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