

Galashiels

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Talisker, 10 Mill Wynd, Lauder

TD2 6QN

Guide Price £450,000



Talisker is an impressive detached four bedroom modern bungalow set in a quiet yet convenient location within the popular Borders town of Lauder. The property offers bright, spacious accommodation with a sleek contemporary finish, including a stylish dining kitchen, modern bathroom and en-suite shower room. Externally, the generous garden is complemented by a large workshop, shed, greenhouse and a large monoblock driveway. A standout feature is the detached double garage, complete with electric doors, a WC, and an inspection pit—ideal for those with a passion for cars or DIY. Early viewing of this stunning property is an absolute must.



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Entrance Vestibule
Lounge with Dining Area
Sun Room
Dining Kitchen
Utility Room
Hall
Master Bedroom with En-Suite Shower Room
Three Further Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
Several Sheds
Greenhouse
Detached Double Garage with Electric Doors, WC & Inspection Pit
Large Monoblock 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 a 10-minute drive from Lauder. Several of the regions principal towns and villages 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

A

Council Tax Band

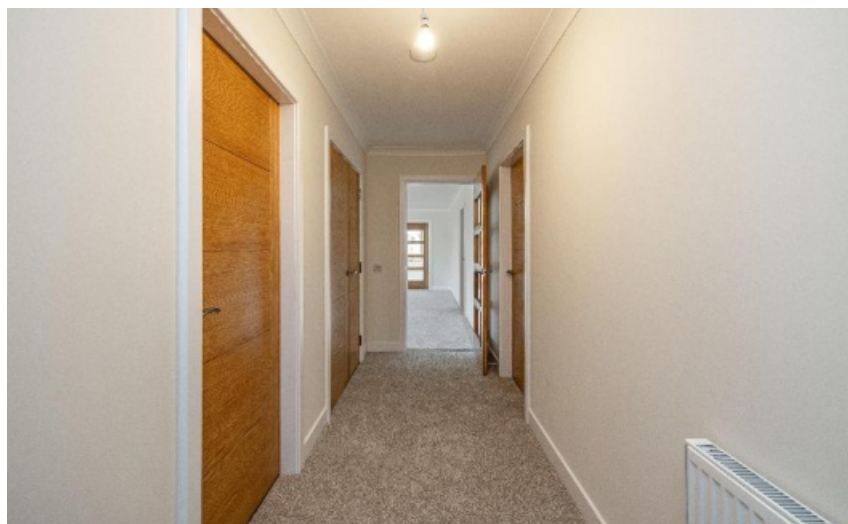
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Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

27 Market Street,
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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
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Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 165 sq m / 1776 sq ft

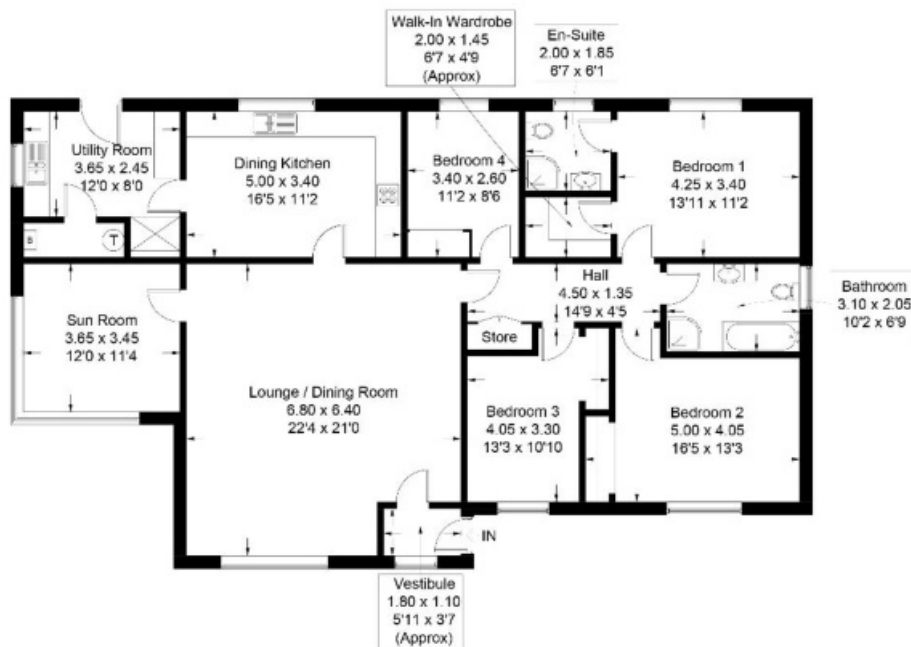


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1233686)

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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.