

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 Upper Loan Park, Lauder

TD2 6TR

Guide Price £315,000



An extremely attractive and well presented detached bungalow located in a sought after area of Lauder in a peaceful setting a short distance from local amenities and facilities. It offers bright, well proportioned accommodation finished to a modern standard and presented in move in condition. The accommodation benefits from a generously sized open plan living and dining space with ample natural light and a flexible layout for entertaining and everyday living. The modern fitted kitchen is fitted out with contemporary units and good worktop space. All three bedrooms are of a good size and provide comfortable sleeping and storage space whilst the well appointed shower room is finished to a high standard. Surrounding mature and very well maintained gardens provide a private and attractive outdoor environment whilst a driveway and single garage give ample off-street parking. Early viewing is highly recommended to appreciate the presentation, size, and location of this desirable bungalow.



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Accommodation
Entrance Hall
Lounge/Dining Room
Kitchen
Three Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Well kept gardens
Large Driveway
Garage



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. Double Glazing. Gas Central Heating.

EPC Rating

C

Council Tax Band

E

Viewings

By appointment with the Selling Agent.

Entry

By mutual agreement

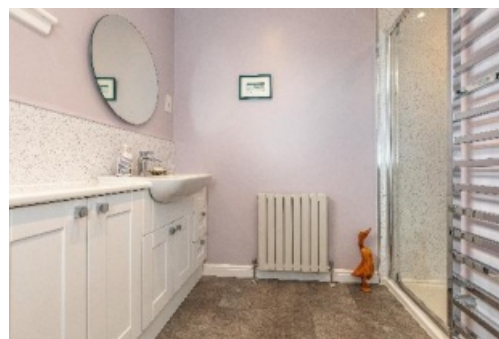


**Interested in this property?
Call 01896 758311**

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

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Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 96.36 sq m / 1037 sq ft

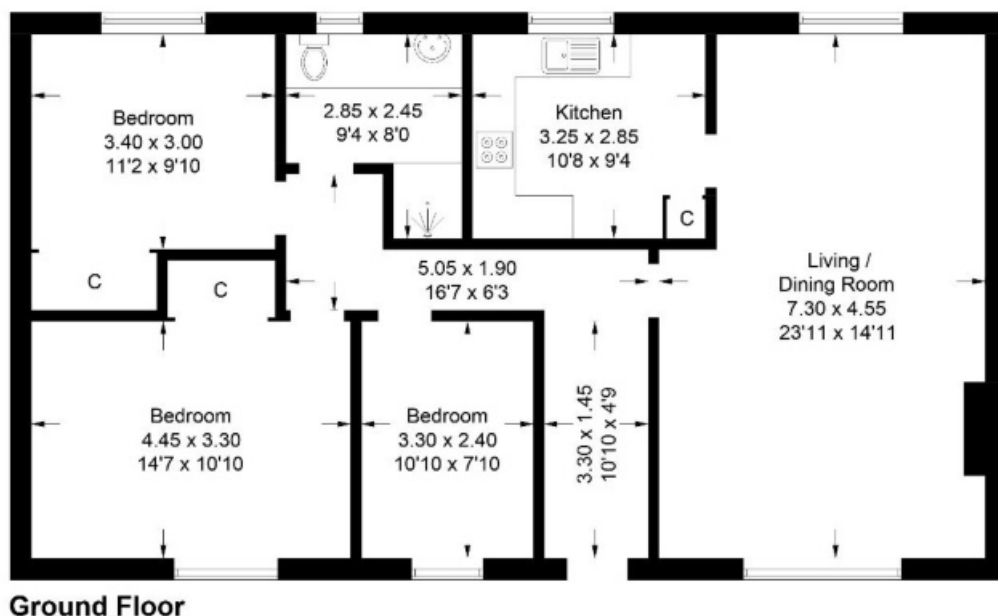


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1238696)

Full members of:



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