

Galashiels

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SOLICITORS & ESTATE AGENTS

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Lindisfarne, 35 Brownsmuir Park, Lauder

TD2 6QD

Offers Over £300,000



Lindisfarne occupies a good sized plot in a sought after quiet residential cul de sac with uninterrupted views over open countryside to the rear. The property benefits from a very well proportioned and flexible layout, consisting of two reception rooms as well as a conservatory, a well equipped kitchen and utility, and three bedrooms with the master boasting a convenient en-suite. The property does require some upgrading, but this is essentially cosmetic changes to modernise, as structurally it has been well maintained by the current owner. The situation and substantial plot size with wrap around and mature and well maintained gardens offer fantastic potential to make this a truly special home. Particularly notable features are the generous room sizes, extensive storage within the property, a private and well stocked secure garden at the rear, and a large wide driveway offering ample private parking. Properties of this size and style within this area do not come onto the market often hence early viewing is strongly advised.



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Accommodation:
Entrance Vestibule
Hall
Lounge
Dining Room
Conservatory
Kitchen
Utility Room
Three Bedrooms (master en-suite)
Bathroom

Gas Central Heating
Double Glazing

Generous gardens with open views to the rear
Detached Garge with automatic up and over door
Garden Shed
Private 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, with Stow railway station 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 and electricity. Gas central heating. Double Glazing.

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**

27 Market Street,
Galashiels, TD1 3AF
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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
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
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Approximate Gross Internal Area = 116.8 sq m / 1257 sq ft

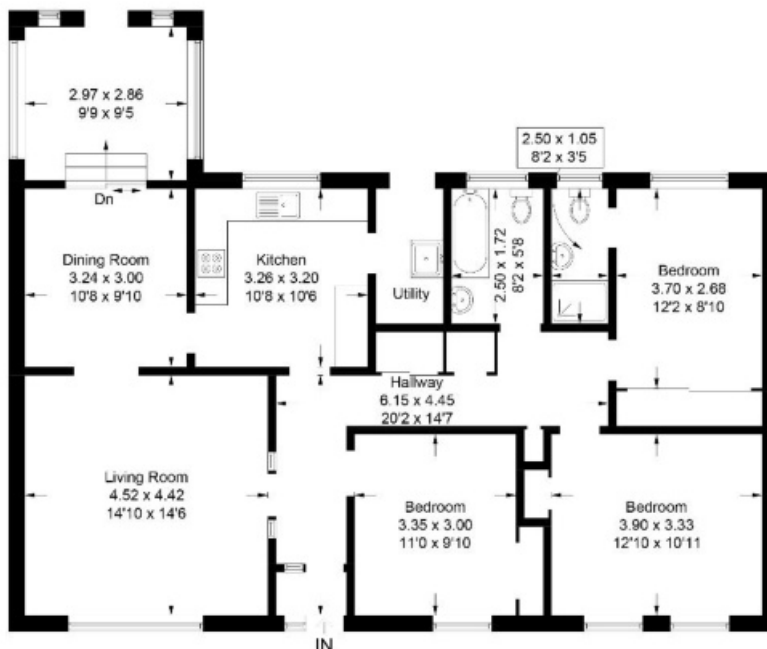


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (I1263584)

Full members of:



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