

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 17 The Orchard, Lauder

TD2 6QE

**Guide Price £175,000**



Set within a peaceful residential area in the charming town of Lauder, 17 The Orchard is a well-presented mid-terraced two bedroom home that offers an ideal opportunity for first-time buyers, downsizers, or young families. The property enjoys a convenient position just a short walk from the highly regarded Lauder Primary School, making it especially appealing for those with children. Lauder provides a welcoming community atmosphere with local shops, cafés, and scenic countryside close at hand. Internally, the home is in good order and comprises an entrance hall, a bright and spacious lounge/dining room, a well-appointed kitchen, two generous double bedrooms and a family bathroom. Externally, there is an enclosed, low-maintenance private garden to the rear - ideal for relaxing or entertaining, along with residents' parking to the front. Early viewing is highly recommended to fully appreciate this lovely home.



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Hall  
Lounge/Dining Room  
Kitchen  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Enclosed Garden  
Residents' Parking



### 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 Earlston 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

C

### Council Tax Band

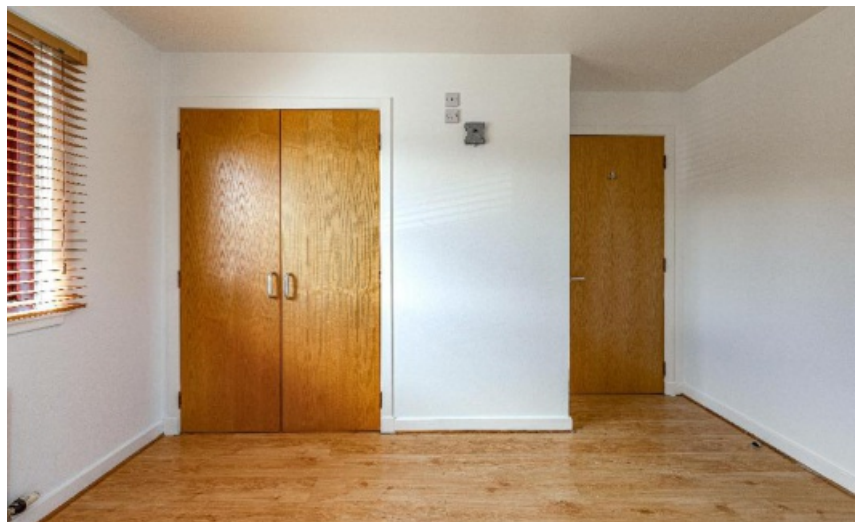
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### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



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

27 Market Street,  
Galashiels, TD1 3AF  
Phone: 01896 758311  
Fax: 01896 758112  
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
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**17 The Orchard, Lauder**

Approximate Gross Internal Area = 76.8 sq m / 827 sq ft

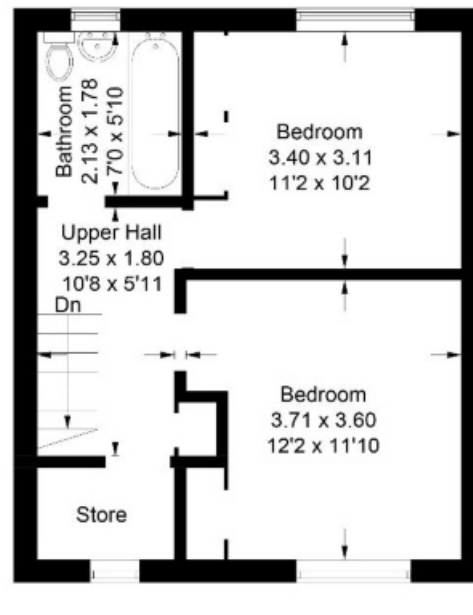
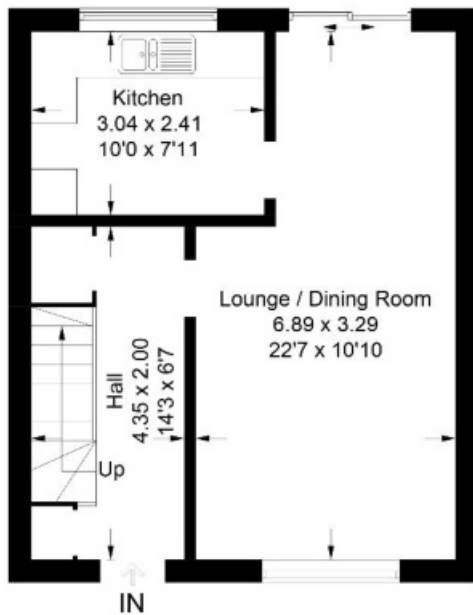


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1292192)

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.