

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 The Row, Lauder

TD2 6TQ

Guide Price £230,000



Nestled in the heart of the highly sought-after Borders town of Lauder, 1 The Row is a deceptively spacious three-bedroom terraced cottage offering fantastic potential for buyers looking to create a truly special home. Ideally positioned for commuting to Edinburgh, the property enjoys easy access to an excellent range of local amenities including independent shops, restaurants, traditional pubs, a well-regarded primary school and leisure centre. While the cottage would benefit from a degree of modernisation, it presents an exciting opportunity to update and personalise to your own taste, with further scope to extend to the rear (Subject to the necessary planning consents). Externally, the property boasts an extremely generous rear garden and parking to the front, making this an appealing home for families, commuters and anyone seeking a quieter pace of life in a lovely community. Early viewing is highly recommended.



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Hall
Vestibule
Lounge
Kitchen
Shower Room
Three Double Bedrooms
Small Box Room

Gas Central Heating
Double Glazing

Large Garden to Rear
Shed
Parking to Front



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

D

Council Tax Band

C

Viewing

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

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1 The Row, Lauder

Approximate Gross Internal Area = 110.34 sq m / 1188 sq ft

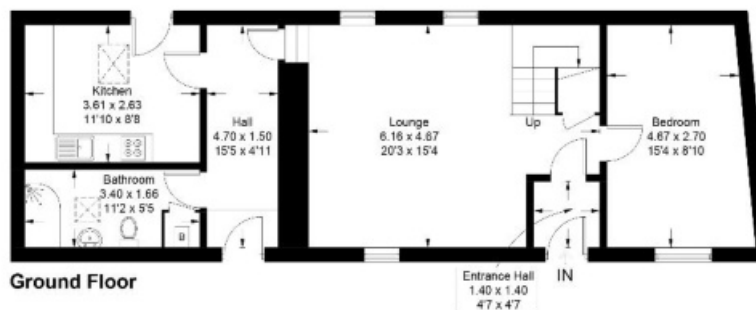
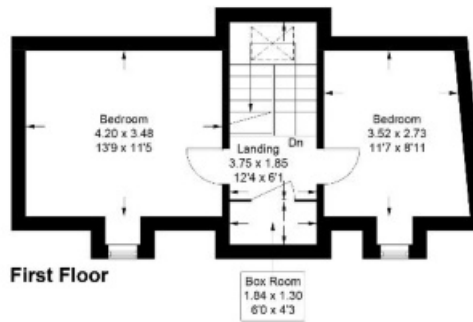


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co @ (ID1301561)

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.