

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Manse Road, Lauder

TD2 6QL

Guide Price £190,000



Situated in the heart of the sought-after town of Lauder, this is a beautifully presented semi-detached home, offering comfortable and stylish living in an excellent location. Ideally positioned just off the A68, the property provides easy access to Edinburgh by road, with Stow railway station just a 10-minute drive away offering convenient links into the city centre. The welcoming accommodation comprises a hall, spacious lounge/dining room, well-appointed kitchen, side hall, two generous double bedrooms and a modern bathroom. Further benefits include gas central heating, double glazing and solar panels for added efficiency. Externally, the property enjoys a private enclosed garden to the front, side and rear, along with a useful shed and driveway, making this an ideal home for first-time buyers, couples or those looking to enjoy the charm of Borders living with excellent transport connections.



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Hall
Lounge/Dining Room
Kitchen
Side Hall
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing
Solar Panels

Enclosed Garden to Front, Side & Rear
Shed
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 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. Solar panels.

EPC

B

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



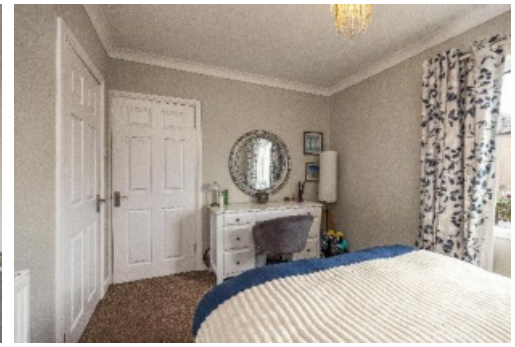
Interested in this property?
Call 01896 758311

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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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Approximate Gross Internal Area = 73.8 sq m / 794 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1306847)

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.