Galashiels
Call 01896 758311

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9 Lauderdale Drive, Lauder

TD2 6SN

Guide Price £220,000



Tucked away within a peaceful cul-de-sac in the sought after Borders town of Lauder, this attractive three bedroom semi-detached home offers well proportioned and easily maintained accommodation, making it an excellent choice for families. The property is presented in good decorative order throughout, while still offering scope for a purchaser to personalise and create a home to suit their own tastes and requirements. The main living accommodation is positioned to the rear of the property, taking full advantage of pleasant outlooks across the garden and creating a bright and welcoming environment for everyday family life. A conservatory has been added to the rear, providing valuable additional living space and a versatile area which can be enjoyed throughout the seasons. Upstairs, three good sized bedrooms offer comfortable accommodation, complemented by a practical family bathroom. Externally, the property continues to impress with a particularly private rear garden, providing a safe and secluded space for children, outdoor entertaining, or simply relaxing in the warmer months. Further benefits include a garage and private driveway, ensuring ample off street parking. Combining a quiet residential setting, generous accommodation and excellent outdoor space, this is a fantastic opportunity to acquire a well balanced family home within one of the Borders' most desirable towns.



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Ground Floor:
Entrance Hall
Lounge
Kitchen
Utility
Downstairs WC

First Floor:
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Private Garden
Garage
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 Earlston 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
tbc

Council Tax Band
D

Viewings
By appointment with the Selling Agent

Entry
By mutual agreement









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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

Also At:

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211







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Approximate Gross Internal Area
105.3 sq m / 1133 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1347891)

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.