



BANNERMANBURKE

PROPERTIES LIMITED



Wyndhead Cottage, 20 Factors Park, Lauder, TD2 6QW

Offers In The Region Of £245,000



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■ ENTRANCE HALL AND INNER REAR HALL ■ SITTING ROOM ■ DINING ROOM ■ KITCHEN ■ BATHROOM ■ TWO DOUBLE BEDROOMS ■ SINGLE CAR GARAGE AND TWO PARKING SPACES ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ PRIVATE REAR GARDEN ■ EPC RATING C

****CLOSING DATE SET-THURSDAY 17TH APRIL @12PM**** A truly delightful two-bedroom cottage, boasting a garage and private parking, perfectly positioned just moments from the town centre and all local amenities. This charming semi-detached home is offered for sale in pristine condition with tasteful décor and benefits from gas central heating and double glazing. Brimming with character, this beautiful home showcases exposed timber beams, a cozy log-burning stove, and a bright, sun-filled kitchen to the rear. Ideal downsize opportunity or family starter home within commuting distance to Edinburgh, with Stow Train Station just a 10 minute drive away.

The Town

Lauder is a pretty market town situated on the Leader Water on the western edge of the Lammermuir Hills, 26 miles southeast of Edinburgh. Lauder is a popular Scottish Borders town with many attractions to keep visitors occupied. Thirlestane Castle is located nearby, set in extensive parklands and popular with tourists. One of the town's most popular summer festivals is the Lauder Common Riding. Held on the first Saturday in August, highlight events include the Annual Election of the Cornet, Kirking of the Cornet and the 'The Night afore the Morn' Concert'. There are a diverse range of services and facilities to serve the local community with an great variety of independent retailers such as grocers, artisan bakery, coffee shops, butchers, pharmacy, hotels and bars along with an excellent primary school. Secondary level schooling can be found in the nearby town of Earlston with Earlston High School newly built in 2009.

The A68 provides a through-route to Edinburgh and south to Carlisle and the M6. Rail links are available at Berwick-Upon-Tweed, Edinburgh and Galashiels. The nearest International Airports is located in Edinburgh. The historic town of Lauder boasts many sporting and recreational activities and is located ideally for commuting to Edinburgh.

Travel

Edinburgh 26 miles, Earlston 7 miles, Galashiels 10 miles, Stow 5 miles

The Property

Entered from the front via timber and glazed door into the entrance hall which give access to the sitting room, dining room, kitchen and bathroom and carpeted stairs lead to the upper level where two double bedrooms are located.

To the front is the warm and inviting living room with beautiful exposed ceiling beams, fresh neutral décor, elegant wall lighting and large double glazed window to the front. The main focal point of the room is the solid timber sleeper mantle with log burning stove set upon a stone hearth. The inner hallway can be accessed from the sitting room, in turn leading to the kitchen and bathroom.

The beautifully light and airy kitchen is situated at the rear, with double glazed window overlooking the rear garden and door providing access out. Well equipped with a good range of floor and wall units and ample work surface space along with integrated single electric oven, four burner ceramic hob and cooker hood. Space and plumbing for a washing machine and under counter fridge and freezer and wall mounted gas boiler. A single bowl stainless steel sink sits beneath the window offering lovely views. Tiling to splashback areas and wood effect tiled flooring.

The dining room or third bedroom, located to the front, is a versatile room and flexible in use. This room can be accessed from the front hallway or rear inner hallway and has a double glazed window to the front. This room also boasts lovely exposed beams, fresh neutral décor, laminate flooring and a recessed display area with cupboards below.

Upstairs, you'll find two generous double bedrooms, both filled with natural light and with beautiful views of the surrounding countryside. Both rooms have the added benefit of large built in wardrobes providing good storage.

Room Sizes

SITTING ROOM 5.10 x 3.65

DINING ROOM 3.90 x 3.30

KITCHEN 3.75 x 2.30

BATHROOM 2.20 x 1.70

DOUBLE BEDROOM 5.20 x 3.65

DOUBLE BEDROOM 5.20 X 3.30

Externally

Wyndhead Cottage enjoys a well tended and low maintenance private garden to the rear accessed from the side of the property, the garage or from the kitchen. The garage benefits from power and light with up and over door and has the added bonus of a mezzanine level providing excellent additional storage, with built in vertical ladder for easy access.

Directions

what3words///quietest.claps.sorry

From the A68 travelling north, take a left from East High Street onto Factors Park and take the second left and the property lies on the left hand side.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliance are included in the sale. White goods and furniture available by separate negotiation.

Services

Mains drainage, water, gas and electricity.



Offers:

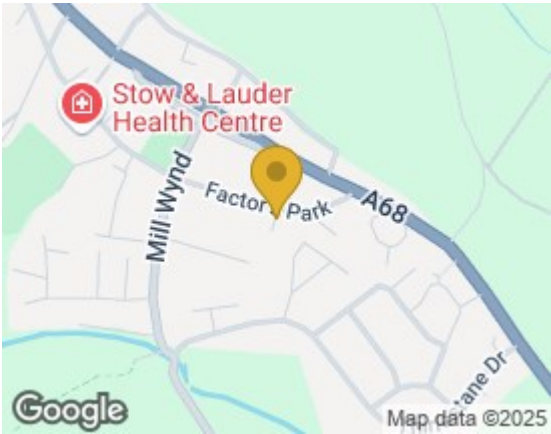
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.


Viewings:


Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

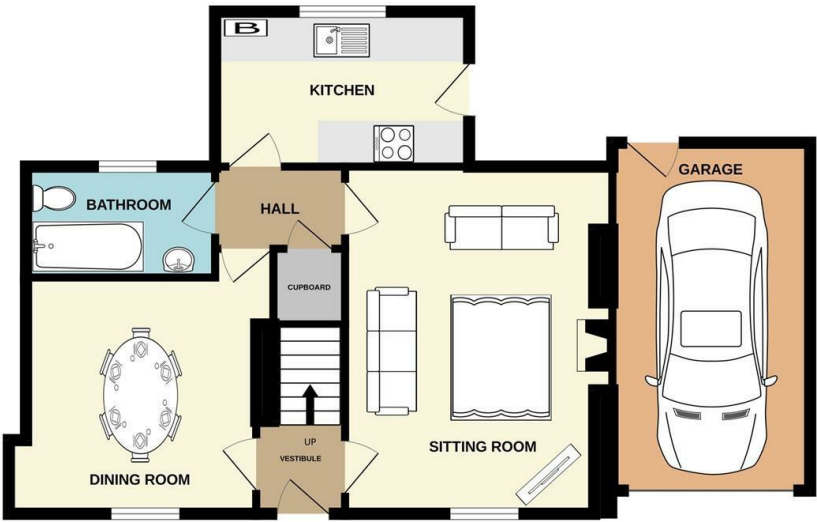
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



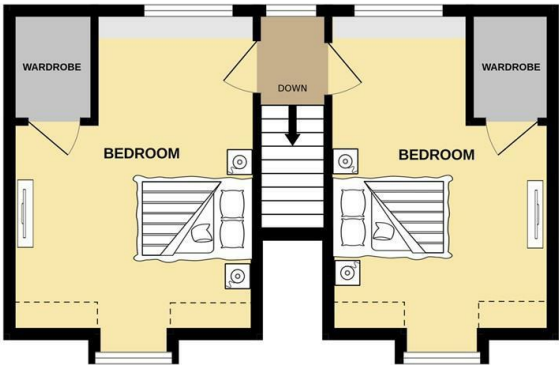
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C	70		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A	67	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
Scotland		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



WYNDHEAD COTTAGE, LAUDER

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