



2 Hardie Court, Lauder, TD2 6RL

Guide price £165,000





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- Mid-Terraced Cottage
- Two Bedrooms
- Modern Gas Central Heating
- Shared Garden
- Ideal Downsizing Opportunity
- Private Courtyard Setting
- Modern Fixtures & Fittings
- Private Parking
- Close To Amenities
- Excellent First-Time Buy

We are delighted to offer this immaculately presented mid-terraced cottage, discreetly located in a private courtyard, just a stone's throw from the centre of the popular Borders town of Lauder. Offering well-presented modern accommodation over two floors, this property is an excellent First Time Buyer or downsizing opportunity in a highly sought-after and rarely available location.

- ENTRANCE HALL - KITCHEN - SITTING ROOM - TWO BEDROOMS - BATHROOM

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Internally

The property is well-presented and in good decorative order throughout. Downstairs is a spacious entrance hall, well equipped kitchen, cosy sitting room and family bathroom, while upstairs are two bright double bedrooms.

Kitchen

The kitchen is fitted with a range of base units and is overlaid with laminated worktops and incorporates a sink with mixer tap. Integrated appliances include gas burner hob, electric oven, overhead extractor hood, fridge and wine cooler. There is also undercounter space for a freestanding dishwasher and washing machine.

Shower Room

The shower room is fitted with a three piece suite including WC, pedestal wash hand basin and walk in shower cubicle.

Externally

There is an attractive shared garden to the side of the property, with lawn, paved paths and planted beds. There is parking for two cars in front of the property, with further unrestricted parking nearby.

Fixtures & Fittings

Fitted floor coverings, curtain poles and integrated appliances are to be included within the sale.





Services

Mains water, electricity, gas and drainage. Double Glazing. Gas Central Heating.

Location

The market town of Lauder lies around twenty miles south of Edinburgh. The town provides an extensive range of amenities ranging from a variety of specialist shops, hotels, small supermarket, petrol station, and a coffee shop/art gallery. A full range of amenities is available in Galashiels, around a twenty-minute drive away. Local attractions include Thirlestane Castle, Mellerstain House, and Abbotsford House, the former home of Sir Walter Scott. There is also a variety of outdoor pursuits in the area that include fishing, rough and syndicated shooting, horse riding, golf, mountain biking and hill walking. Local schools include the recently built Lauder primary school, and the highly regarded Earlston High School.

The A68 provides easy travel both to Edinburgh and south towards Newcastle, while the other Border towns are within easy driving distance. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately five miles away, and offers a journey time to central Edinburgh of around 45 minutes.

Council Tax

Council Tax Band C.

Viewings

Viewings are strictly by Appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.

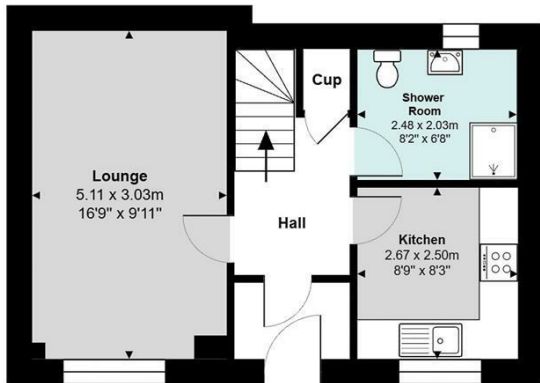




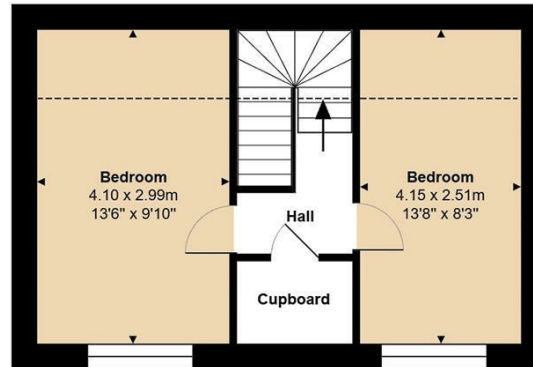
Floor Plans

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Approximate Gross Internal Floor Area: 68.5 m² ... 737 ft² (excluding areas of reduced head height)



Ground Floor
Approximate Area: 37.4 m² ... 402 ft²



1st Floor
Approximate Area: 31.1 m² ... 335 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

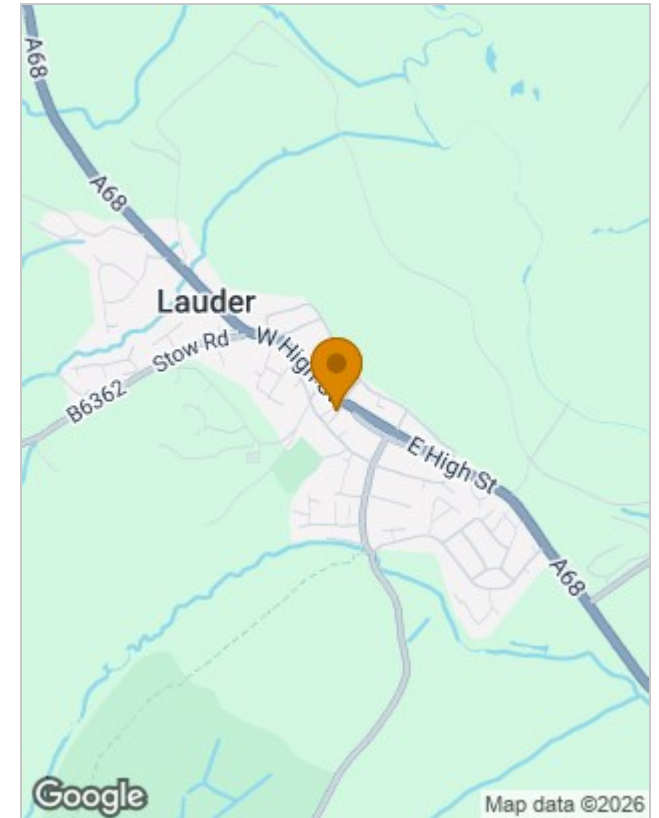


Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	68	76
Scotland EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>	72	78
Scotland EU Directive 2002/91/EC 		

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB