



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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27 Stonyford, Lauder, TD2 6AW

Guide price £215,000



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## 27 Stonyford, Lauder, TD2 6AW

- End of Terrace House
- 2 Bathrooms
- Private Gardens
- Solar Panels
- Ideal Family Home
- 3 Bedrooms
- Immaculately Presented
- Walking Distance to Town Centre
- Excellent Local Schooling
- Sought After Location

We are delighted to bring to the market this very well-presented three-bedroom family home occupying an elevated position within a popular residential development, just a short walk from all local amenities and transport links within Lauder town centre. The property boasts contemporary decor throughout, modern fixtures & fittings and a principal bedroom with en-suite shower room. In addition there is an enclosed rear garden, solar panels and ample on-street parking to the rear.

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.

### ACCOMMODATION

- ENTRANCE HALLWAY - WC - LOUNGE - DINING KITCHEN - THREE BEDROOMS (ONE EN-SUITE) - FAMILY BATHROOM -



### Internally

Upon entering, you are greeted by a welcoming hallway with useful downstairs cloakroom off. To the front, a bright and spacious lounge provides the perfect setting for relaxing or entertaining. There is a large cupboard providing plentiful storage. The lounge flows through to the contemporary dining kitchen, ideal for everyday living and family meals, with direct access to the garden via a set of double glazed French doors.

Upstairs, The principal bedroom benefits from a modern en-suite shower room and built-in wardrobe, creating a comfortable private retreat. There is a well-proportioned double bedroom and a versatile third bedroom ideal for children or home office. The family bathroom completes the accommodation.

### Kitchen

The dining kitchen is fitted with a good range of contemporary shaker-style wall and base units complemented by wood-effect laminate worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include a dishwasher, washing machine, electric oven and gas hob with extractor hood. There is space for a freestanding fridge freezer. The room comfortably accommodates a family dining table, creating a sociable environment ideal for everyday family meals as well as entertaining guests. A set of double glazed French doors lead straight out to the garden and allow for plentiful natural light.

### Bathroom Facilities

The family bathroom is fitted with a modern three-piece suite comprising a WC, pedestal wash basin and bath complemented by tiled splashbacks.

The principal en-suite shower room is fitted with a WC, pedestal wash basin and a shower enclosure with mixer shower and tiled splashbacks.

The cloakroom is fitted with a pedestal wash basin and a WC.





#### Externally

The property benefits from a lovely and private rear enclosed garden primarily laid to lawn and surrounded by tall walling and fencing making an ideal space for pets and children. Ample on-street parking is available to the rear of the property.

#### 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 Earliston 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.

#### Fixtures & Fittings

All fitted floor coverings, blinds and integrated appliances are to be included within the sale.

#### Services

All mains services are present including gas, electricity, gas and drainage.

#### 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.

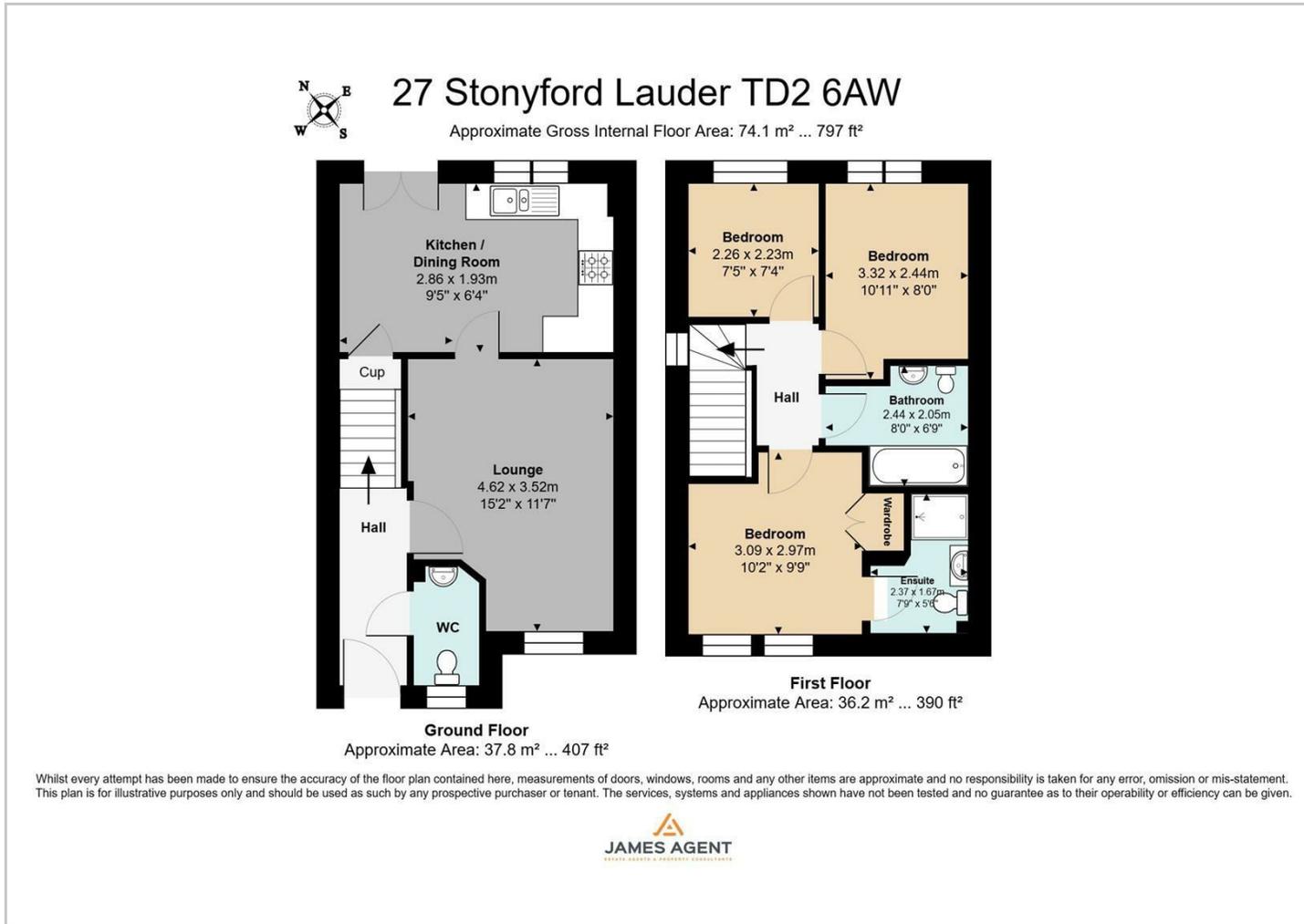
#### Offers

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



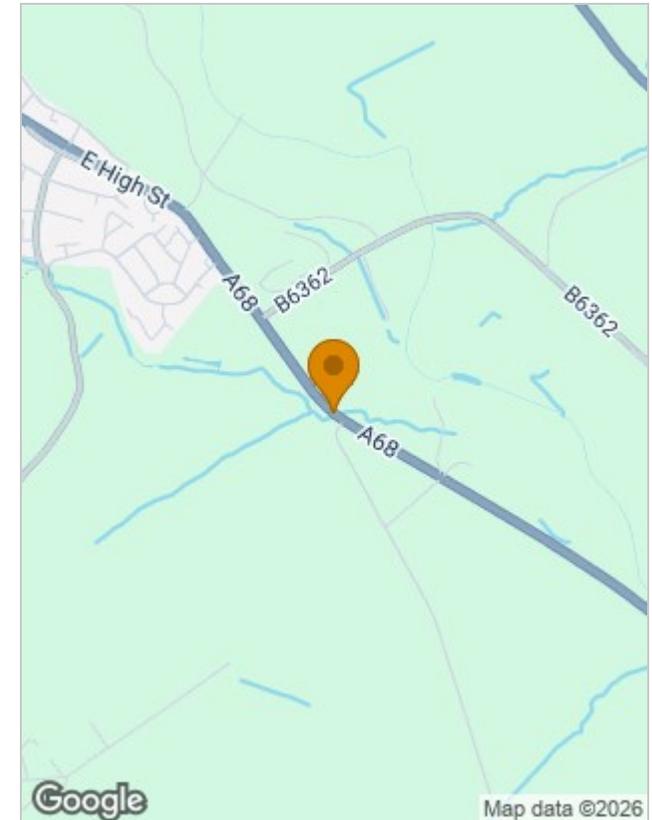
## Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

## Location Map



## Energy Performance Graph

