



13 Mid Row

Lauder, TD2 6SZ

Guide price £135,000



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Internally

The property is accessed via a modern multi-locking front door which opens into the entrance hallway. The hallway benefits from two large storage cupboards and provides access to the dining kitchen, bathroom and second bedroom.

A staircase from the hallway leads up to the lounge and main bedroom located on the first floor level. The generous lounge benefits from a dual aspect view over both the High Street and Market Place. The main centrepiece of the lounge is a beautiful tiled fireplace with timber mantlepiece.

Kitchen

The dining kitchen is located to the rear of the property and is fitted with a good range of shaker-style units with wood-effect worktops incorporating a stainless-steel sink. Integrated appliances include an electric oven, 4-burner gas hob, extractor hood and dishwasher. There are free-standing appliance spaces for a washing machine and tall fridge/freezer. Two large sash windows provide an abundance of light. Vinyl flooring and colourful tiled splashbacks complete the look.

Bathroom

The bathroom is located to the front of the property and is fitted with a white 3-piece suite including WC, pedestal hand basin and bath with electric shower and wet-wall splashbacks.

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 are 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.

Fixtures and Fittings

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

Services

All mains services are available. Gas central heating and partial double glazing.

Council Tax

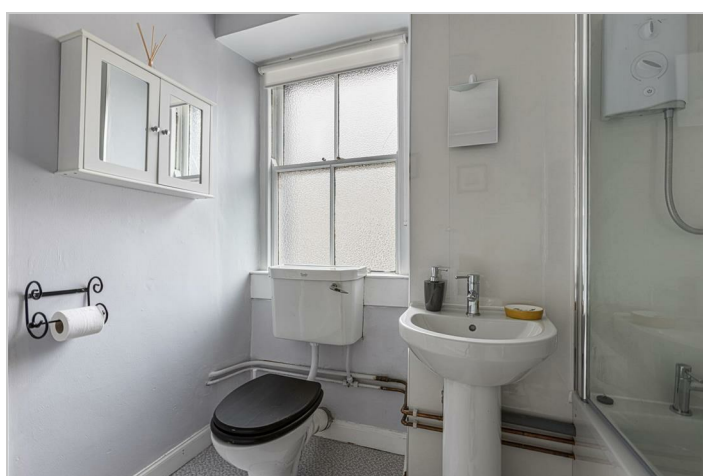
Council Tax Band B.

Viewings

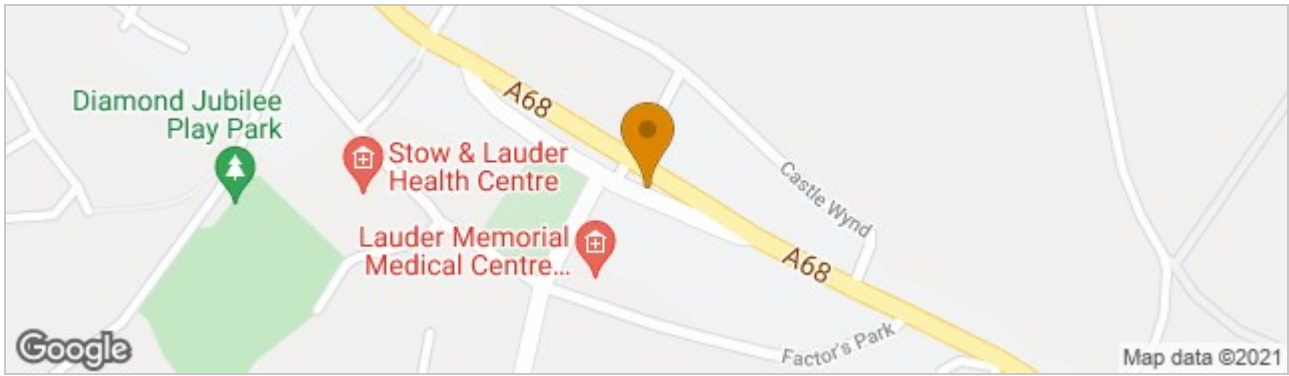
Strictly By Appointment via James Agent. A virtual tour is available online.

Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.



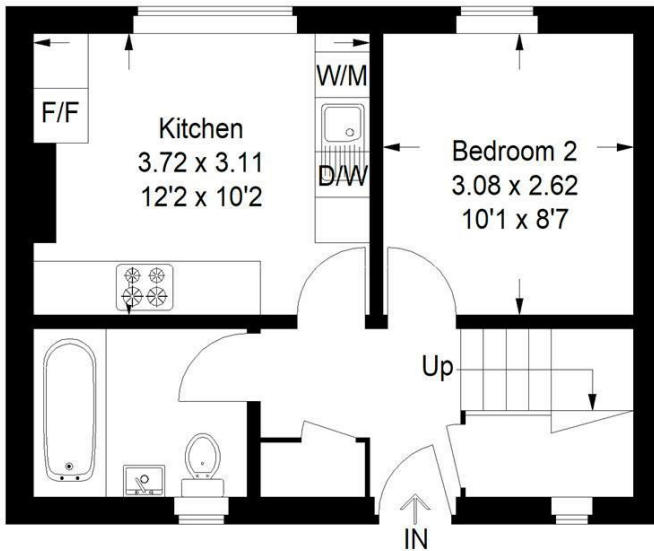
Location Map



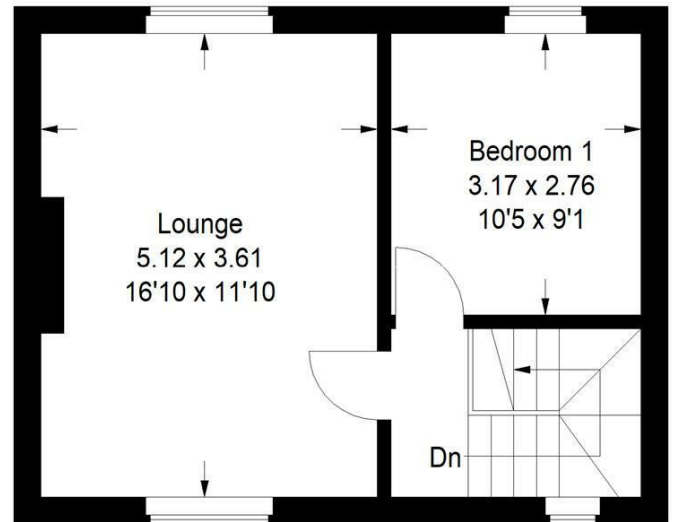
Floor Plan

13 Mid Row, Lauder, TD2 6SZ

Approximate Gross Internal Area
67.5 sq m / 726 sq ft



Ground Floor



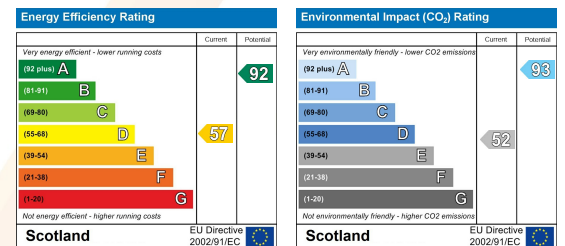
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.