



12 The Croft, Nether Blainslie, TD1 2QF  
Offers over £375,000

4 3 1 D



# 12 The Croft Nether Blainslie, TD1 2QF

- Detached Bungalow
- Four Bedrooms (Two En-Suite)
- Private Driveway
- Ideal Family Home
- Rarely Available Location
- Immaculately Presented
- Open-Plan Living
- Large Gardens with Summer House
- Semi-Rural Setting
- Commutable to Edinburgh & Central Borders

We are delighted to bring to the market this stunning four-bedroom detached bungalow set within the much sought-after semi-rural hamlet of Blainslie, just a short drive from the popular market town of Lauder, within easy commuting distance of both Edinburgh and the central Borders area.

The property has been finished to an exacting standard by the current owners with high quality fixtures & fittings, and modern decor, providing a superior turnkey home. The property further benefits from bright and well proportioned accommodation throughout, with enclosed private gardens, ample driveway parking and wonderful summer house.

Enjoying a peaceful rural setting, Blainslie is conveniently located within easy reach of all major borders towns. Located a short drive from the A68 which provides direct links.

## ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - FAMILY DINING KITCHEN - BATHROOM - FOUR BEDROOMS (TWO WITH EN-SUITE FACILITIES -



### Internally

The property opens into a welcoming central hallway, giving easy access to the main living spaces. The bright and spacious lounge features a large picture window with views over the front garden and a contemporary gas stove, providing a perfect relaxation and entertaining space. Soft neutral décor and quality finishes create a warm, comfortable atmosphere. A door from the lounge opens into the stunning dining kitchen which truly is the heart of the home. The kitchen features a large central island with bar seating and dual aspect windows which flood the room with natural light, while doors provide direct access to the garden, making it ideal for family life and entertaining. There are four well-proportioned bedrooms offering comfortable accommodation, all tastefully decorated and enjoying pleasant outlooks over the gardens. The principal bedroom and guest bedroom are also complimented by modern en-suite shower rooms. The four-piece bathroom completes the accommodation.

### Kitchen

The dining kitchen is a superb family space, thoughtfully designed to combine style with everyday practicality. Fitted with contemporary shaker-style cabinetry and generous worktop space, it is centred around a large island unit that provides both additional storage and informal seating, making it ideal for busy family life and entertaining alike. The kitchen is fitted with a great range of wall and base units overlaid with luxury laminated worktops incorporating a 1.5 bowl ceramic sink with mixer tap. Integrated appliances include an electric oven, dishwasher, microwave, gas hob and tall fridge freezer. Tower units provide excellent storage whilst keeping the design sleek and modern.

There is ample room for a full dining table, creating a natural hub for meals, homework and social gatherings. Large windows flood the room with natural light, while glazed doors open directly out to the garden, allowing seamless indoor-outdoor living during the warmer months. Further doors connect the dining kitchen to the main living room, ensuring excellent flow throughout the home and making this a truly sociable, connected space at the heart of the property.



#### Bathrooms

The family bathroom has been designed as a calm, spa-style retreat with contemporary tile effect wall panelling, a sleek vanity unit and modern fittings creating a clean, high-end feel. The standout feature is the freestanding bath, perfect for long, relaxing soaks, complemented by a separate glazed shower enclosure for everyday convenience. A window with shutters fills the room with soft natural light, completing a beautifully balanced space that is both luxurious and family-friendly.

The principal bedroom enjoys the added luxury of a beautifully designed en-suite, discreetly accessed through a cleverly concealed door that blends seamlessly with the fitted wardrobes. This hidden entrance adds a touch of theatre and keeps the bedroom lines clean and uncluttered. There is a modern vanity unit providing storage, a WC and a large shower enclosure fitted with a mixer shower and laminated splashbacks.

The en suite is a smart and inviting space, finished in warm stone-effect laminated splashbacks with deep, rich wall colours that give it real character. A curved glass shower enclosure houses an electric shower, ideal for quick mornings or refreshing evening use. There is a stylish vanity unit with inset basin providing useful storage, a WC, and a heated towel rail. A frosted window brings in natural light while maintaining privacy, making this a practical yet attractive addition to the bedroom.

#### Externally

To the front, the garden is designed to be low maintenance, with a manicured lawn, well-kept hedging and neatly shaped shrubs giving excellent kerb appeal without demanding too much upkeep. There is a neat mono-block driveway providing ample parking for several vehicles.

The rear garden is a true gardener's dream and a fantastic space for entertaining. Laid mainly to a lawn, it is framed by colourful borders, mature shrubs and carefully chosen planting that provide interest throughout the seasons. There are defined seating and entertaining areas, including attractive patio spaces, perfect for summer dining and relaxing. At the far corner of the garden sits a charming garden room, ideal as a hobby space, home office or peaceful retreat, alongside a useful shed for storage.

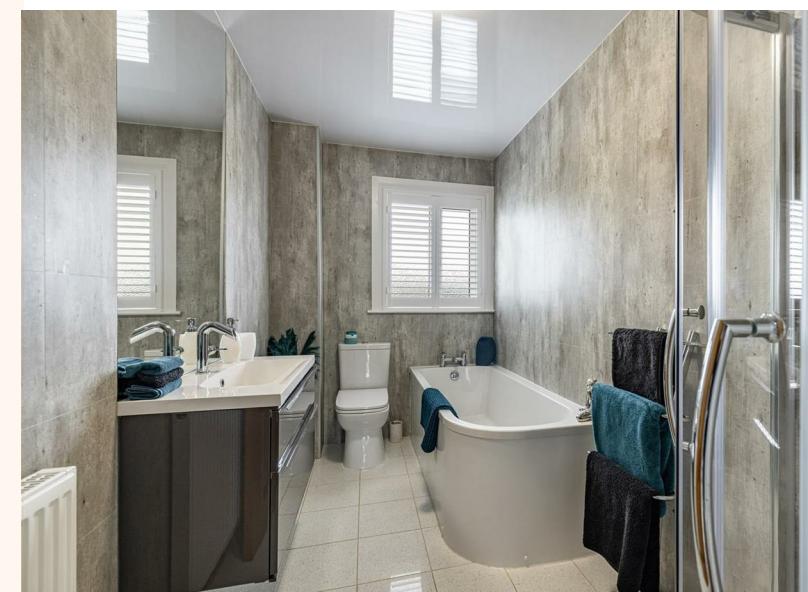
#### Outbuildings

The spacious summer house in the back garden benefits from mains power and is spacious enough for multiple seating areas and bar set up, perfect for entertaining or a possible home office.

There is also a handy timber shed.

#### Fixture & Fittings

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



#### Services

Water, electricity, and drainage mains are present with oil fired central heating. LPG Bottled gas is required for the gas fire.

#### Location

Nether Blainslie lies around 3 miles from Lauder. 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 a 15 minute drive, and offers a journey time to central Edinburgh of around 45 minutes.

**Council Tax Band**  
Council Tax Band F.

#### Home Report

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

#### Viewings

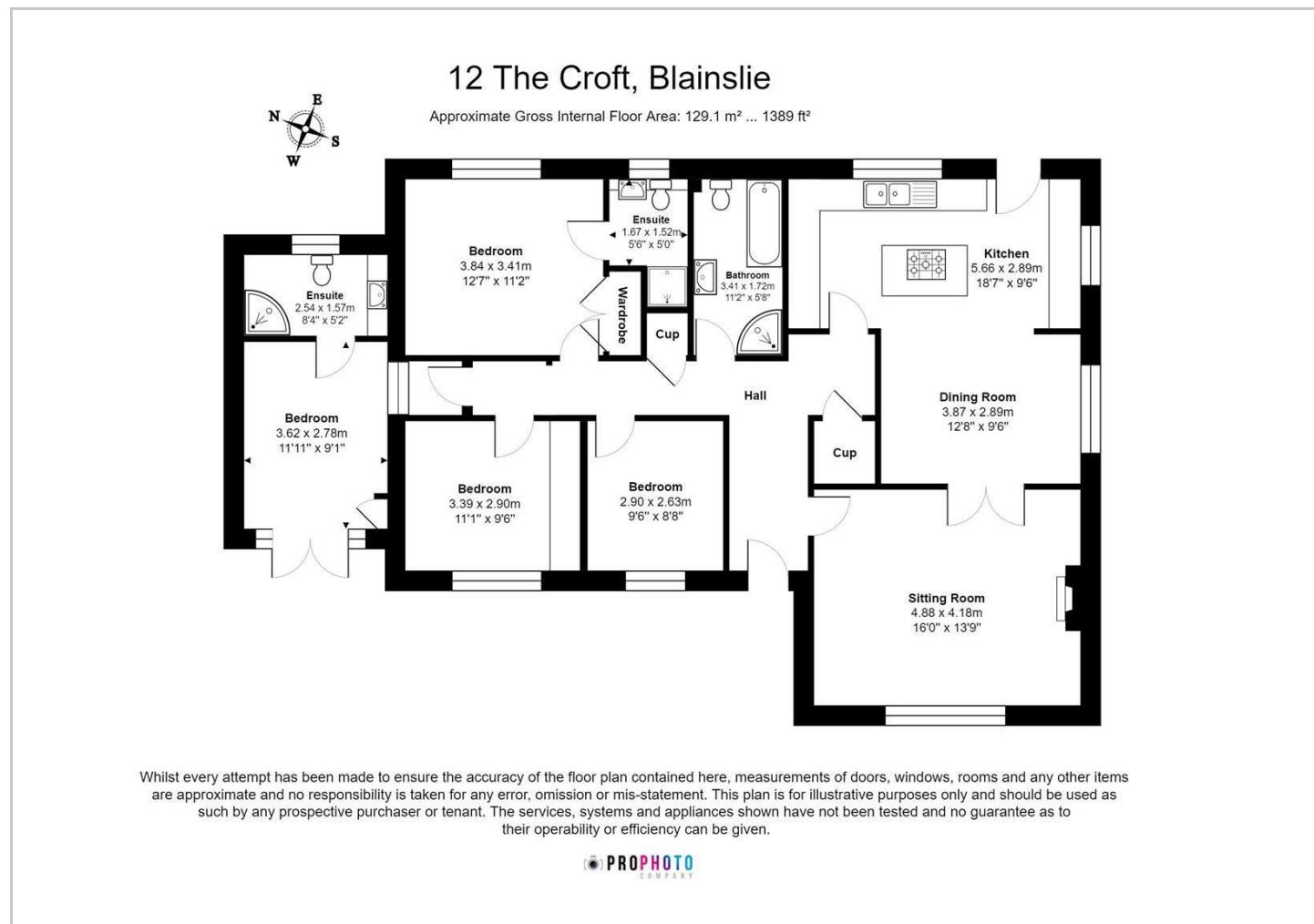
Strictly by Appointment Only Via James Agent.

#### 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.



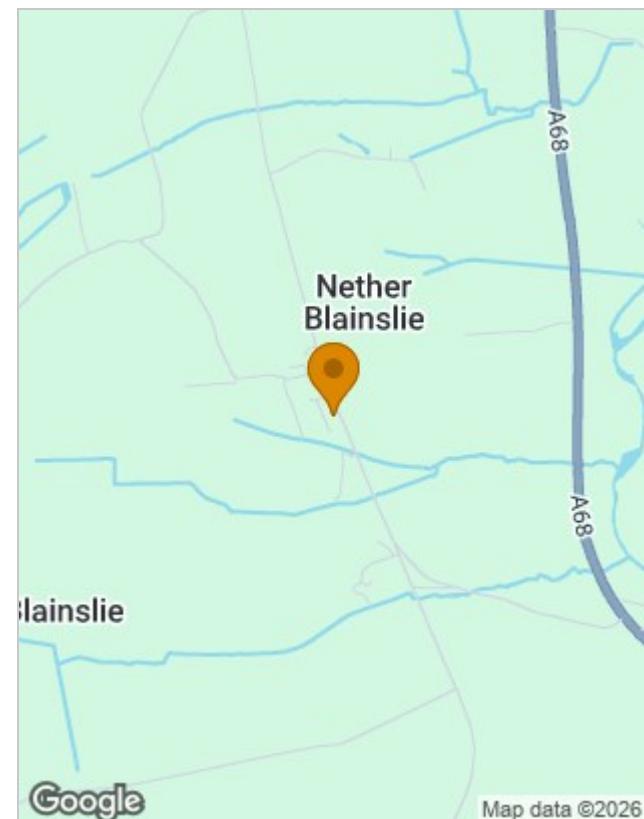
## Floor Plans



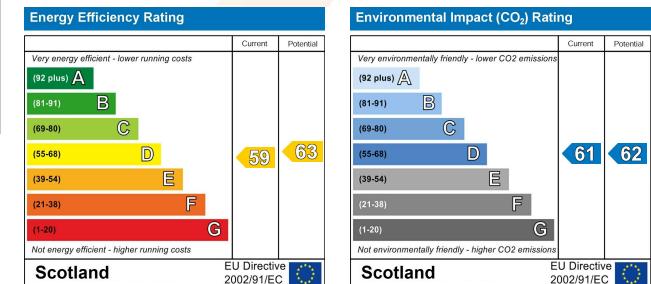
## Viewing

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

## Location Map



## Energy Performance Graph



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.