



51 West High Street, Lauder, TD2 6TF

Guide price £280,000





51 West High Street Lauder, TD2 6TF

- Three Bedroom Family Home
- Modern Family Kitchen
- Sought-After Location
- Excellent Local Schooling Nearby
- Easily Maintained Garden
- End of Terrace
- Two Public Rooms
- Gas Central Heating
- Great Local Amenities

51 West High Street is a charming and characterful three-bedroom home offering generous and versatile accommodation in the heart of the historic Borders town of Lauder. The property combines traditional character with stylish, individual interiors, including a welcoming lounge, separate dining room, distinctive shaker-style kitchen and practical office/studio space. Upstairs are three well-proportioned bedrooms and an attractive family bathroom, while externally the property benefits from an attached garage and a delightful, established rear garden offering a private setting.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - DINING ROOM - OFFICE - THREE BEDROOMS - BATHROOM -



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Internally

Entering the property through the front porch, you are welcomed into a central hallway providing access to the principal ground-floor accommodation. To the right is a generously proportioned lounge, offering an inviting space for relaxing and entertaining, while to the left sits the dining room, well placed for both everyday dining and more formal occasions.

Continuing through the dining room leads into the kitchen, which is arranged with a practical range of work surfaces and storage. Beyond the kitchen is a particularly useful office/studio area, providing excellent additional space and direct access to the rear.

From the central hall, the staircase rises to the first-floor landing. Here, there are three bedrooms, including a spacious principal bedroom, together with two further well-proportioned rooms that could equally suit family, guests or home-working requirements. The accommodation is completed by the family bathroom, fitted with a bath and conveniently positioned off the landing.

Kitchen

The charming kitchen is beautifully presented with distinctive soft pink shaker-style cabinetry, complemented by warm timber worktops and a traditional Belfast sink. A substantial range-style cooker with stainless-steel extractor creates an attractive focal point, while the glazed splashback and tongue-and-groove panelling add to the room's character. Natural light is provided by both a window overlooking the rear and a large rooflight overhead, creating a bright and welcoming space.



Services

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

Viewings

Strictly by Appointment Only Via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website www.jamesagent.co.uk

Offers

All offers should be submitted in writing to Standard Scottish Format. All 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 an offer at any time.

Bathroom

The stylish family bathroom blends traditional character with warm, contemporary finishes. A freestanding roll-top bath with overhead shower provides an attractive focal point, complemented by a characterful wash basin with timber vanity, high-level WC and chrome heated towel rail. Soft green tongue-and-groove panelling, natural timber detailing and patterned flooring add warmth and personality, while the large window brings excellent natural light into the room.

Externally

To the rear, the property enjoys a charming and established garden, offering a wonderfully private outdoor retreat. Predominantly laid to lawn, the garden is framed by mature trees, shrubs and climbing plants, creating a leafy and secluded setting with plenty of natural character. There is ample space for outdoor seating, entertaining or simply relaxing and enjoying the surroundings.

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.

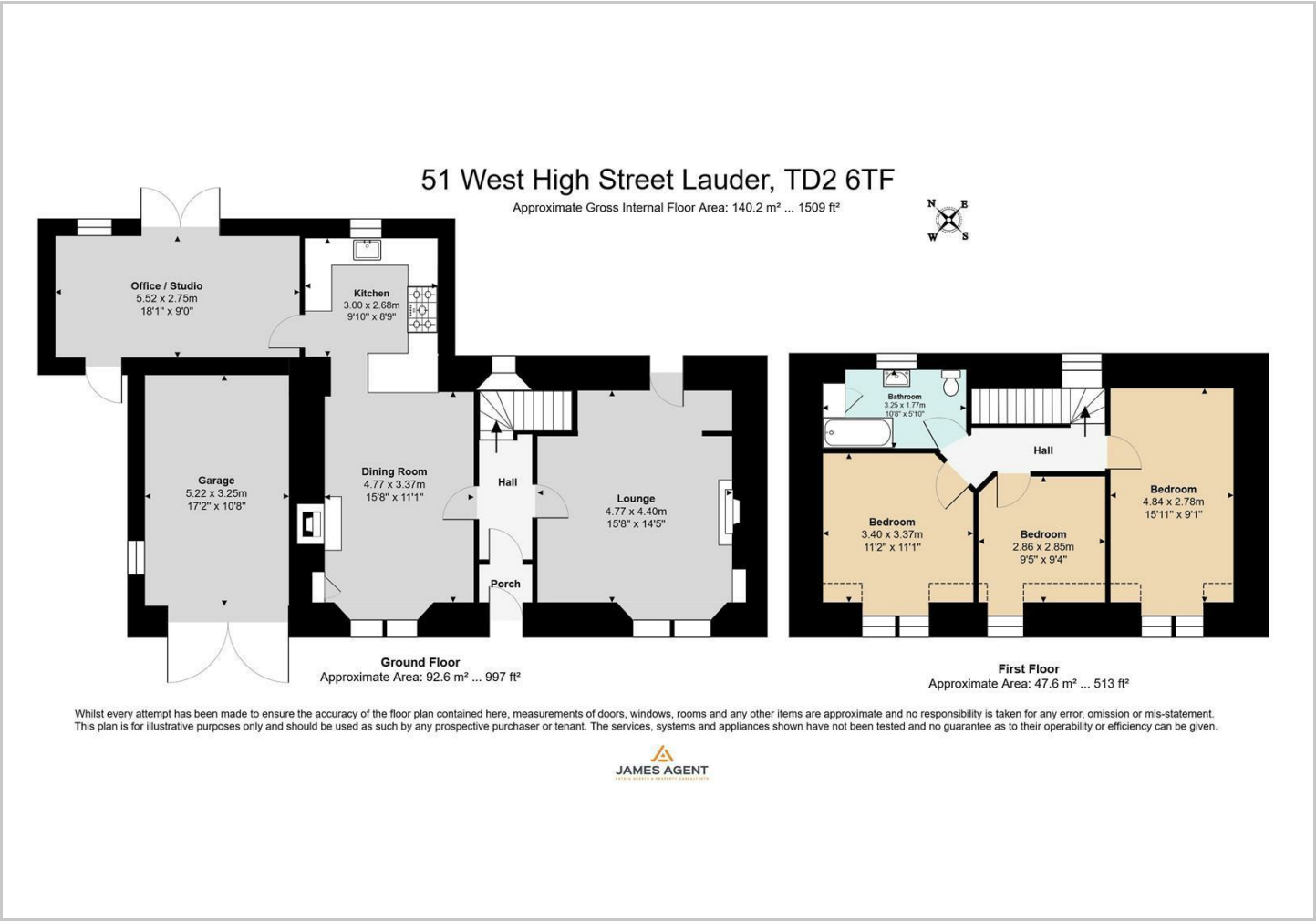
Fixtures & Fittings

All fitted floored coverings, light fittings and integrated appliances are to be included within the sale.





Floor Plans



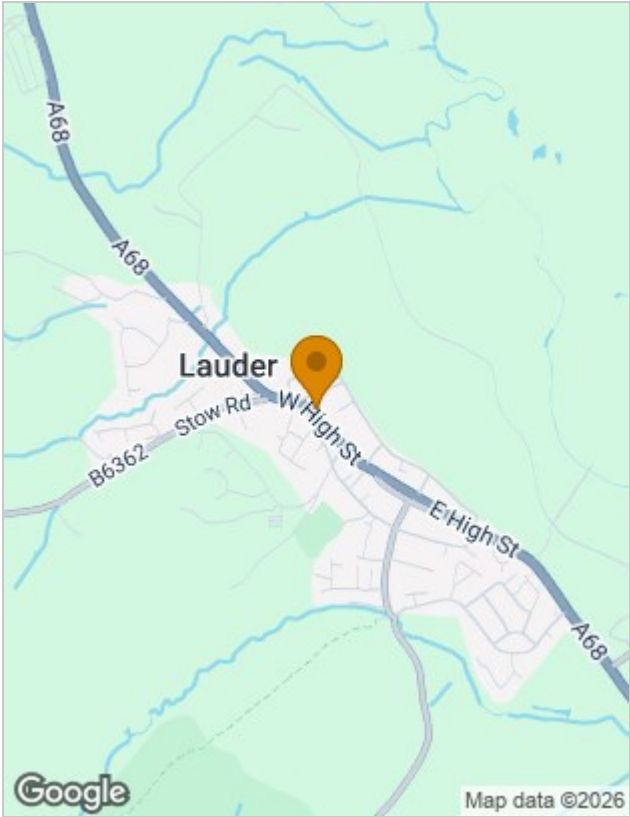
Viewing

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

