



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



9 Wyndhead Steading , Lauder, TD2 6UD

Guide price £315,000





## 9 Wyndhead Steading Lauder, TD2 6UD

- Semi-Detached House
- Sought-After Location
- Driveway & Garage
- Ideal Family Home
- 4 Bedrooms (Principal En-Suite)
- Private Gardens
- Commutable to Edinburgh
- Walking Distance to Town Centre

We are delighted to bring to market this spacious four-bedroom semi-detached house set within an exclusive steading development close to the centre of Lauder. The property offers bright, well-proportioned accommodation over two levels, with enclosed private gardens, integral garage and driveway parking. Lauder has a wide range of local shops, bars and cafes all available within 5-minutes walk.

### ACCOMMODATION

- HALLWAY - LOUNGE - KITCHEN - UTILITY ROOM - WC - FOUR BEDROOMS (ONE EN-SUITE) - FAMILY BATHROOM -



#### Internally

The welcoming entrance hall sets the tone for the home's bright, practical layout. On your right, the generous lounge stretches the full depth of the property, with large floor to ceiling windows, providing a wonderful everyday living space with plenty of room for both relaxing and dining. A gas fire provides a focal point to the room. The kitchen and utility room are set to the rear of the property and provide access to the rear garden as well as the integral garage. A handy WC completes the ground floor accommodation. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room and fitted wardrobes. The family bathroom completes the accommodation.

#### Kitchen

The kitchen is fitted with a good range of high gloss wall and base units overlaid with solid wood worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include an electric oven, microwave, 5-burner gas hob with extractor and dishwasher.

The utility room provides additional storage and sink. There is space for an undercounted washing machine. The gas boiler is also located in the utility room.

#### Bathrooms

The family bathroom is fitted with a three-piece suite including WC, wall-hung basin and bath complete mixer tap and over bath shower complete with tiled splashbacks.

The en-suite shower room fitted with a three-piece suite including WC, wall-hung basin and shower enclosure with mixer shower and tiled splashbacks.

There is also a handy WC located on the ground floor comprising of wash hand basin and WC.





### Externally

To the front, there is mono block driveway providing parking and access to the garage. parking. There is an easily maintained gravelled area providing additional parking if so required.. The rear garden is terraced over two levels to form a lower patio and an upper level laid with artificial lawn.

### Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale. No warranties or guarantees are to be provided.

### Services

Mains water, electric and drainage, Gas Central Heating and Double Glazing.

### 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 Earlstoun 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 Band

Council Tax Band E.

### Home Report

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

### Viewings

Strictly by Appointment Only via James Agent.

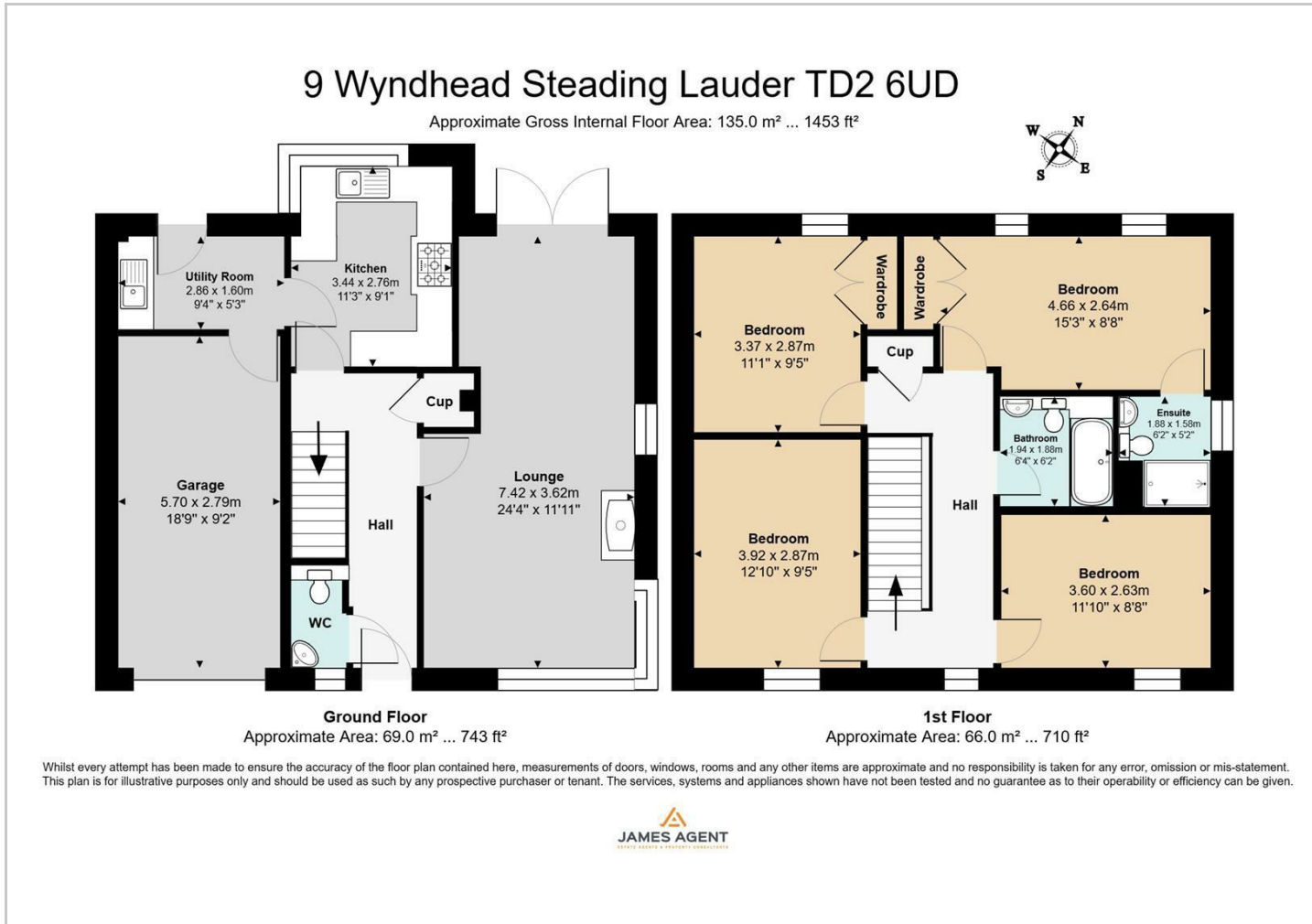
### Offers

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.

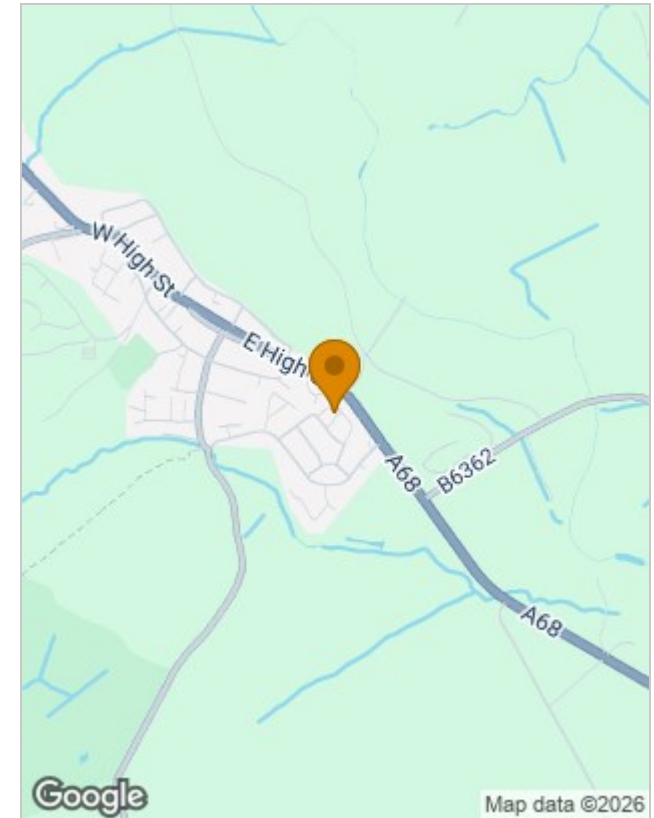




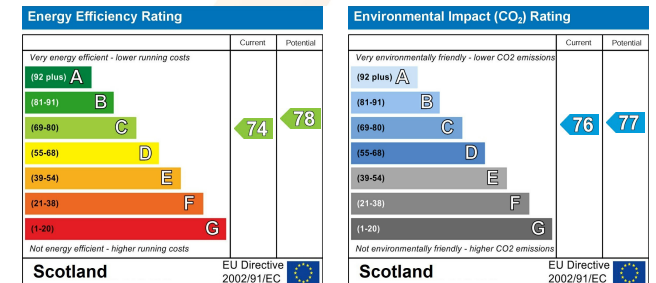
## Floor Plans



## Location Map



## Energy Performance Graph



## 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