




McEwan Fraser Legal
Solicitors & Estate Agents
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2 The Avenue

LAUDER, TD2 6TD



Lauder

Lauder lies off the A68 main road and is a thriving market town which is surrounded by the most superb open countryside and mature farmland. Lauder is extremely popular with commuters to Edinburgh's City Centre and the surrounding towns due to the excellent road network, which is on hand.

There is an abundance of local attractions including Thirlestane Castle. There is a village hall and community centre, an excellent variety of specialist shops and a general store, with highly regarded restaurants and coffee shops also within the town itself.

The surrounding countryside offers first-class outdoor pursuits which include horse-riding, dog walking, picnic areas, fishing and shooting. There are also established clubs and organisations which cater for both adults and children.

Nursery and primary schooling which are located within Lauder itself, with the highly regarded secondary school of Earlston a short distance away.



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McEwan Fraser Legal is delighted to present this fantastic four bedroom terraced house with accommodation over three floors. A real mix of traditional and modern, the property has been finished to an exacting standard internally and is presented in true walk-in condition.

Internally the property comprises of an entrance hallway with storage cupboard; living room with cosy wood-burning stove; fully fitted modern kitchen with integrated washing machine, dishwasher, oven and hob along with space for breakfasting table and chairs; master bedroom with stunning free standing roll top bath and en-suite WC; three further bedrooms; and shower room with walk-in double shower, WC and wash hand basin. The property also benefits from gas central heating, under-floor heating in the kitchen and bathroom, on-street parking and a large storage room off of the kitchen.

This is a charming property and internal viewing is highly recommended.

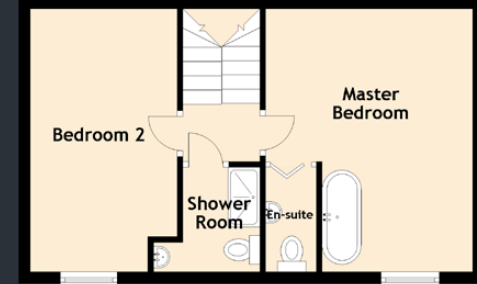




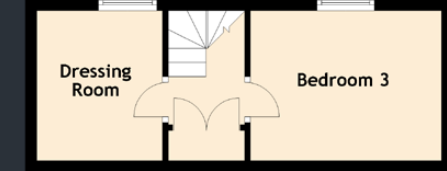
The Details



First Floor



Second Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.58m (15') x 3.61m (11'10")
Kitchen	4.51m (14'10") x 2.56m (8'5")
Storage	5.23m (17'2") x 4.06m (13'4")

First Floor	
Master Bedroom	4.58m (15') x 3.83m (12'7")
En-suite	1.82m (6') x 0.89m (2'11")
Bedroom 2	4.56m (15') x 2.42m (7'11")
Shower Room	1.96m (6'5") x 1.82m (6')

Second Floor	
Bedroom 3	3.33m (10'11") x 2.61m (8'7")
Dressing Room	2.61m (8'7") x 2.19m (7'2")

Gross internal floor area (m²): 85m² | EPC Rating: D

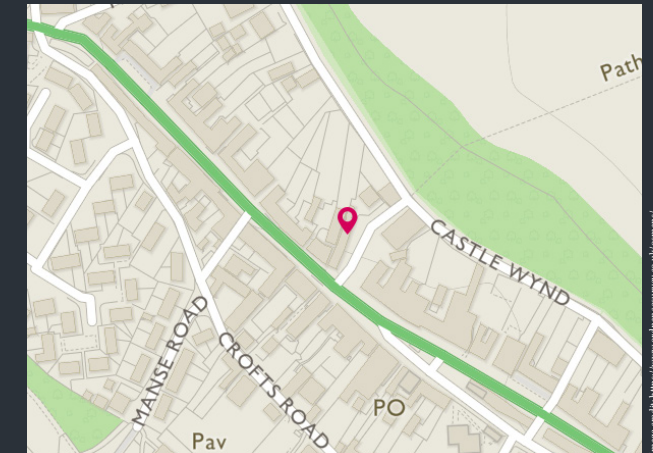


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