

7 Thirlestane Crescent

SCOTTISH BORDERS, LAUDER, TD2 6TT



*Beautifully presented and perfectly proportioned
four-bedroom detached family home*



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This beautifully presented and perfectly proportioned four-bedroom detached family home offers the ideal spot for those in search of a work-life balance; the position is exceptionally well situated for transport links and boasts excellent connections and amenities, while retaining the much-coveted charm of village life, with the endless countryside on the doorstep.

THE LOUNGE



The ground floor hosts bright and generously appointed public space; with the hall opening to a large comfortable lounge sitting to the front, the dining area is through double glass doors.

THE DINING ROOM



THE KITCHEN



The family dining kitchen sits quietly to the rear overlooking the garden, with a modern selection of fitted units and counter space, and an adjacent dining area with utility off which allows access to the lovely tranquil rear garden. A cloakroom facility also sits on the ground floor.



THE UTILITY & WC



Upstairs, all four bedrooms are bright and well proportioned, with the master suite boasting both an en-suite shower room and built-in wardrobes.

BEDROOM 1



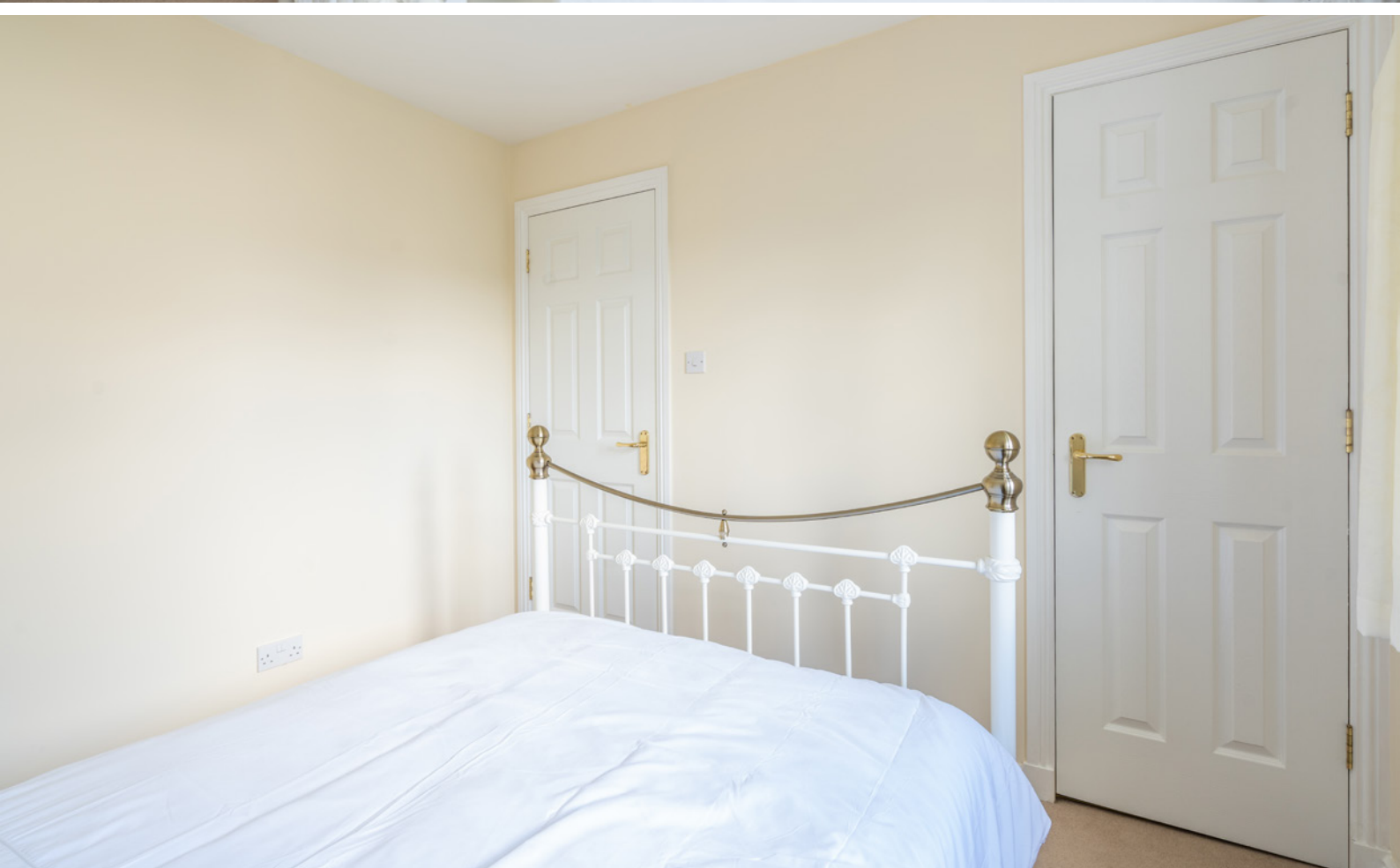
BEDROOM 2



BEDROOM 3



BEDROOM 4



The family bathroom is positioned across the landing, fitted with a shower and separate bath.

THE BATHROOM



The outside space is an excellent complement to the property; with off-street parking to the front opening to the garage. A side gate leads to the main section of the garden lying to the rear, and is fully enclosed with timber fencing and hedging providing good screening and privacy. Ideal for family life or those who enjoy pottering in the greenery, the garden is completely level and largely laid to lawn; with a patio and making for the perfect al fresco spot.

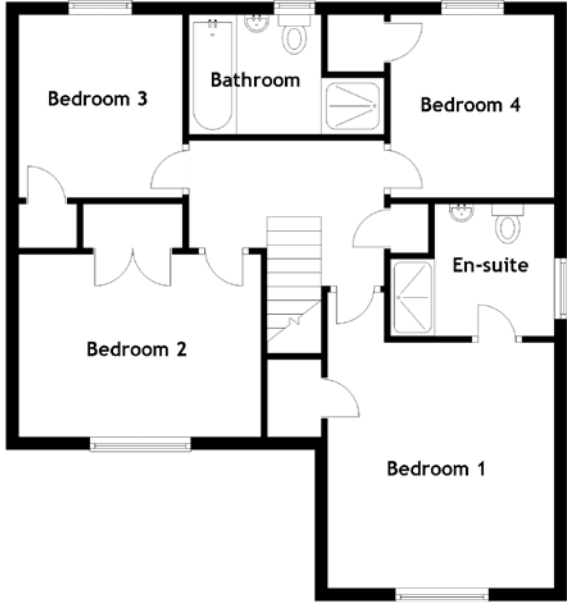
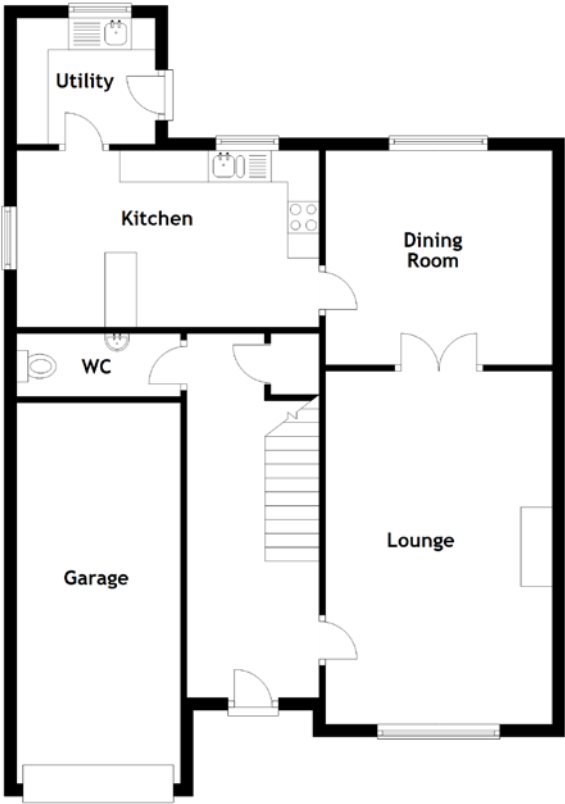
THE GARDEN



THE VIEWS



FLOOR PLAN, DIMENSIONS & MAP

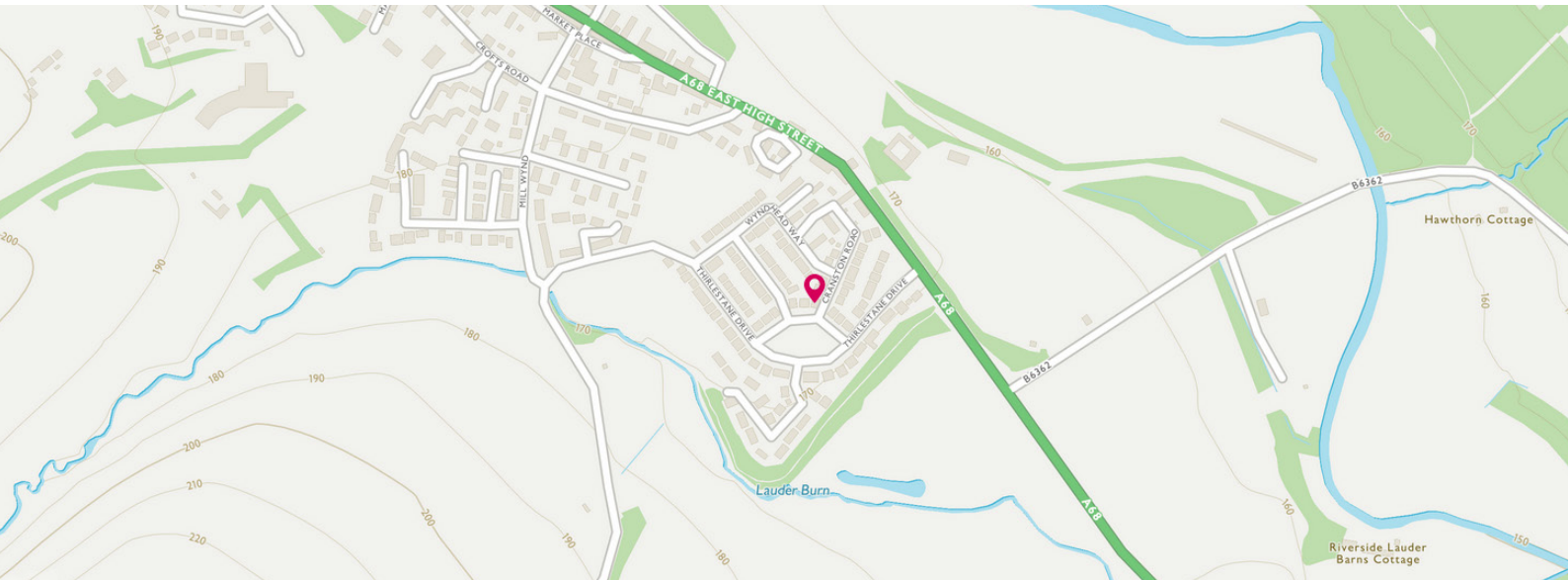


Approximate Dimensions
(Taken from the widest point)

Lounge	5.60m (18'4") x 3.60m (11'10")
Dining Room	3.60m (11'10") x 3.40m (11'2")
Kitchen	4.80m (15'9") x 2.80m (9'2")
Utility	2.20m (7'3") x 2.00m (6'7")
WC	2.60m (8'6") x 1.00m (3'3")
Bedroom 1	4.70m (15'5") x 3.60m (11'10")

En-suite	2.60m (8'6") x 2.10m (6'11")
Bedroom 2	3.80m (12'6") x 2.90m (9'6")
Bedroom 3	2.90m (9'6") x 2.70m (8'10")
Bedroom 4	2.90m (9'6") x 2.60m (8'6")
Bathroom	3.10m (10'2") x 2.90m (9'6")
Garage	6.04m (19'10") x 2.60m (8'6")

Gross internal floor area (m²): 133m²
EPC Rating: C



THE LOCATION

Only 25 miles from Edinburgh, the small Borders town of Lauder is highly sought after by the commuter and is easily accessible by road, via the A68 or by rail, Stow railway station is a 10-minute drive from Lauder.





Several of the regions principal towns and villages are close by as well as many of the major local employers. Lauder has a variety of amenities, including a good range of independent retailers, Post Office, gym, surgery, hotels and pubs. There is a modern primary school and secondary schooling is provided at nearby Earlston High School, currently one of the top-performing schools in Scotland.



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