




McEwan Fraser Legal

Solicitors & Estate Agents

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43 West High Street

LAUDER, BORDERS, TD2 6TF



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. There is a 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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This attractive cottage benefits from a pleasant rural setting with a private rear garden and is just a short drive to Edinburgh. Ideal for a first time purchase or equally suitable as a holiday/second home or easily managed home to downsize to.

Presented in good order the layout is well planned and versatile with a spacious lounge with open fire, a well-fitted kitchen which features floor and wall mounted storage, a gas hob, as well as space for a dining table and chairs. There are also bifold doors to the garden. The third bedroom is located on this floor and also benefits from an open fire. The downstairs is completed with the bathroom which features a basin, toilet and a shower.

Upstairs there is a landing with two good sized double bedrooms, and a bathroom with shower over the bath. Additionally, underfloor heating is installed throughout this property.

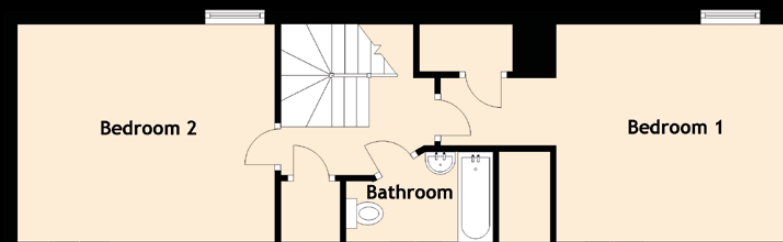
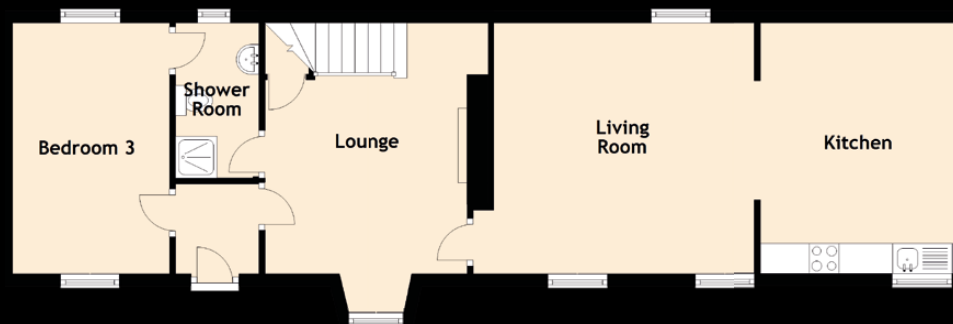
Finally, outside, there is a pleasant private garden to the rear.

Early viewing is recommended.





The Details

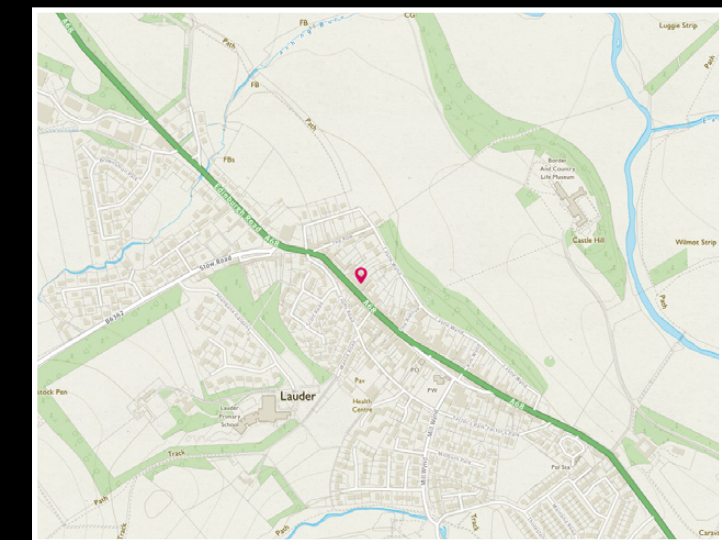


Approximate Dimensions (Taken from the widest point)

Ground Floor	
Kitchen	4.20m (13'9") x 3.48m (11'5")
Living Room	4.38m (14'4") x 4.22m (13'10")
Lounge	4.28m (14'1") x 3.40m (11'2")
Bedroom 3	4.27m (14') x 2.63m (8'8")
Shower Room	2.52m (8'3") x 1.40m (4'7")

First Floor	
Bedroom 1	6.12m (20'1") x 3.37m (11'1")
Bedroom 2	4.32m (14'2") x 3.65m (12')
Bathroom	2.47m (8'1") x 1.72m (5'8")

Gross internal floor area (m²): 98m² | EPC Rating: F





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Part
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