







24 Allanbank Gardens

Lauder
Borders
TD2 6AB

Immaculately presented five bedroom detached property

In a well established development

Scan Here!

5 BED

2 BATH

DOUBLE

ENERGY
C
EPC RATING

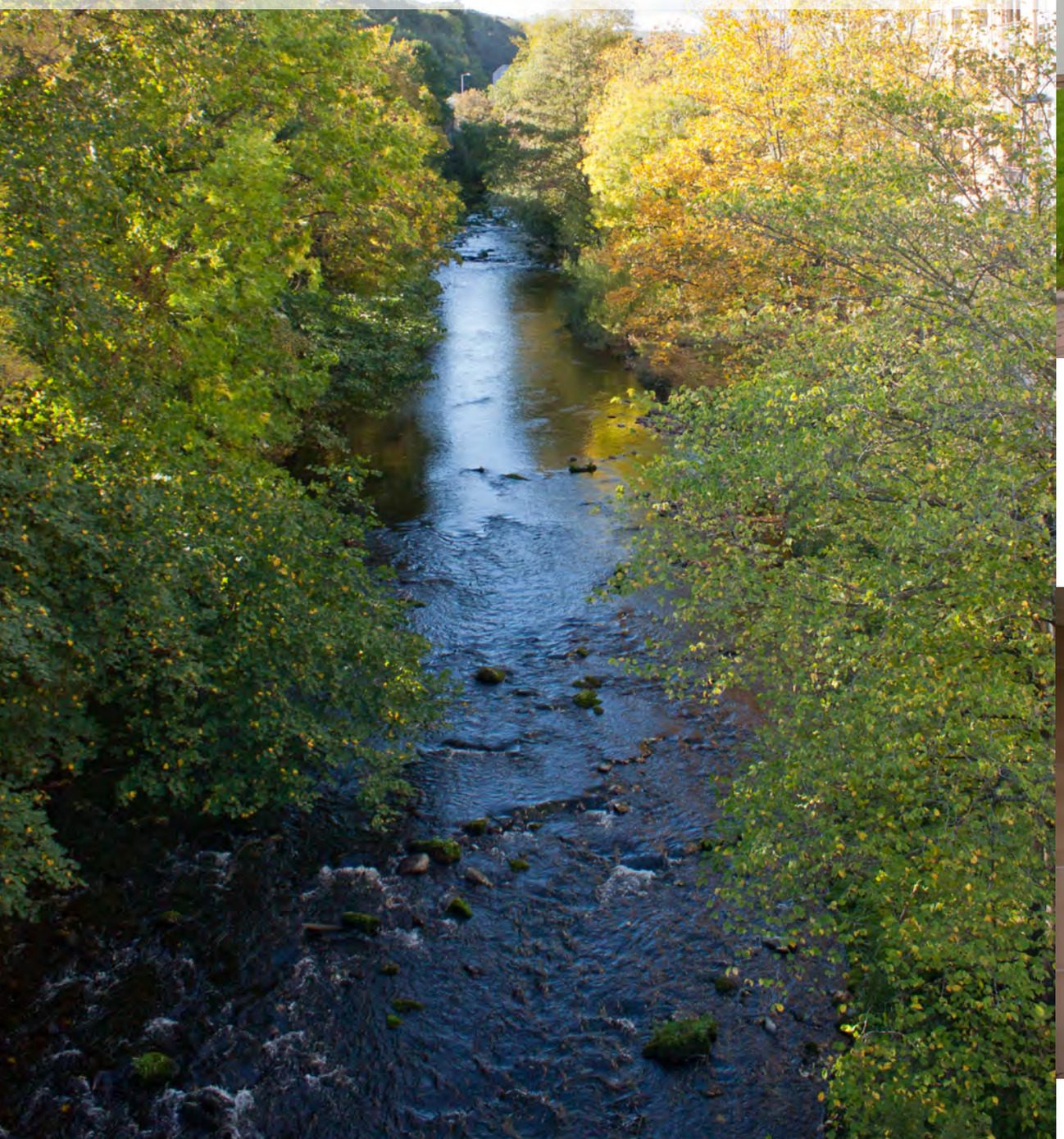
McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01896 800 440
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

Lauder

Lauder, which lies off the A68 main road 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 are located within Lauder itself, with the highly regarded secondary school of Earlston a short distance away





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The Property

We are delighted to bring to the market this spacious and beautifully presented five bedroom property in the sought after town of Lauder.

The accommodation is in excellent decorative order throughout and briefly comprises: Ground floor; Entrance vestibule, hall, large living room with attractive bay window and double doors leading to dining room with space for large dining table, fully fitted modern kitchen with 5 ring gas hob, dishwasher, breakfast bar and additional room for extra seating. Double doors lead from kitchen to rear garden, utility room off kitchen with plumbing for washing machine and sink which also has access to rear garden, as well as door leading to integral double garage, study with double wardrobe, spacious utility room, two piece part-tiled WC, large storage cupboard.

First floor; Master bedroom with bay window to front, five piece part-tiled en-suite and generous walk in wardrobe, four further double bedrooms all with double wardrobes and one of which has a three piece part-tiled en-suite, four piece family bathroom with under sink storage, storage cupboard. There is also a loft accessed via ramsay ladder which provides additional storage space.

The property also benefits from gas central heating, full double glazing window units, lawn garden ground to front and enclosed rear with summer house and patio decking area. There is also a double driveway to the front of the property which leads to double integral garage.















"...large living room with attractive bay window and double doors leading to dining room..."















"...Master bedroom with bay window to front, five piece part-tiled en-suite and generous walk in wardrobe..."











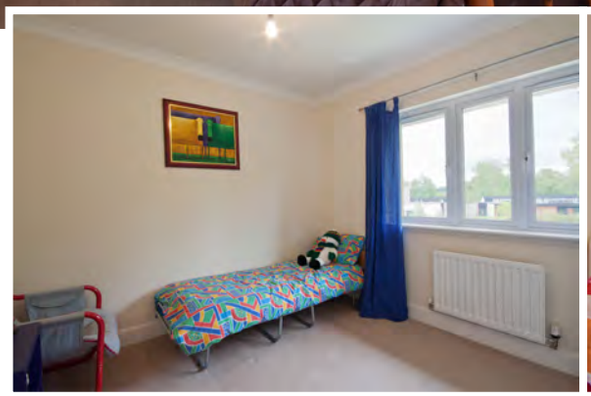




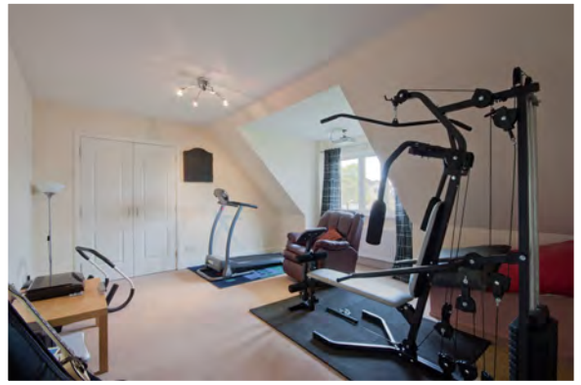




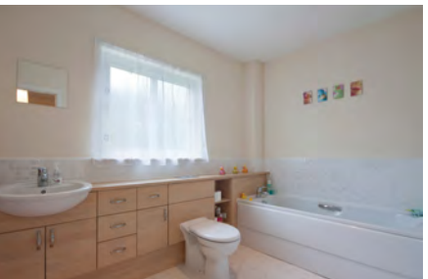


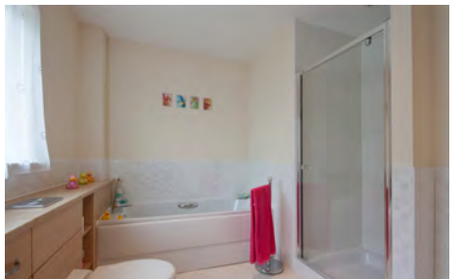












"...four further double bedrooms all with double wardrobes..."

Ground Floor



First Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	5.79m (19') x 3.94m (12'11")
Dining Room	3.94m (12'11") x 3.76m (12'4")
Kitchen	3.88m (12'9") x 3.65m (12')
Utility Room	3.65m (12') x 1.69m (5'7")
Dining Area	4.44m (14'7") x 3.24m (10'8")
Study	3.08m (10'1") x 2.37m (7'9")
Bedroom 1	3.94m (12'11") x 3.26m (10'8")
En-suite Shower Room	3.19m (10'6") x 2.61m (8'7")
Bedroom 2	3.22m (10'7") x 2.72m (8'11")
En-suite Shower Room 2	2.32m (7'7") x 1.60m (5'3")
Bedroom 3	4.82m (15'10") x 4.42m (14'6")
Bedroom 4	4.82m (15'10") x 3.35m (11')
Bedroom 5	3.23m (10'7") x 3.04m (10')
Bathroom	3.24m (10'8") x 2.18m (7'2")
WC	1.73m (5'8") x 1.32m (4'4")
Double Garage	5.34m (17'6") x 5.09m (16'8")

Extras
(Included in the sale)

floor coverings, light fittings, blinds, integrated kitchen appliances and summer house



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Part Exchange

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Text and description
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Surveyor



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