



Fantastic one bedroom end terraced

Ideal starter home

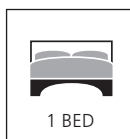


66 West High Street

Lauder, Borders, TD2 6TE



Scan Here!



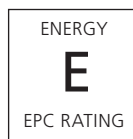
1 BED



1 BATH



LOCAL
AMENITIES



ENERGY

E

EPC RATING



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 Earlstoun a short distance away

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We're delighted to bring to the market this fantastic one bedroom end terraced house. The property would make an ideal starter home and briefly comprises; open plan lounge with kitchen area to the rear of the building, the integrated kitchen includes electric oven, four stage gas

hob and extractor hood above all in stainless steel and stand-alone washer/dryer. The lounge window features an attractive window seat for reading. The sanded wooden split staircase leads from the lounge to the first floor, with storage for books on the split landing. On

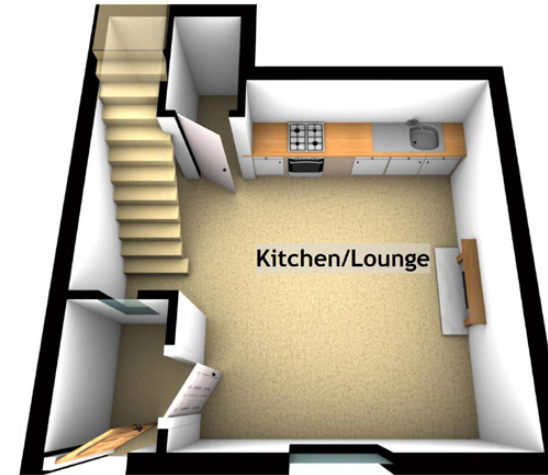
the first floor the family bathroom and sleeping quarters are located.

The all-white three piece bathroom is clean and well presented with white tiles next to the bath. The bedroom is decorated tastefully

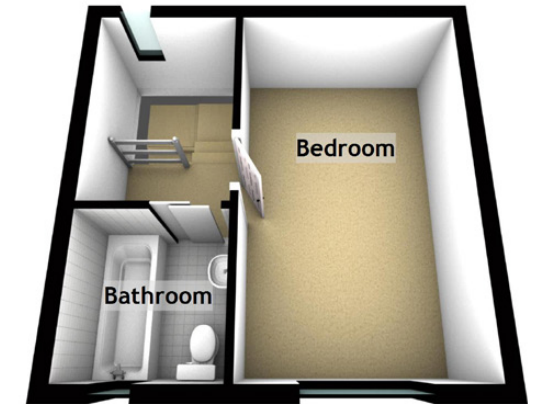
and features sanded original floor boards and door. The property also benefits from gas central heating and double glazing, early viewing is recommended.



Ground Floor



First Floor

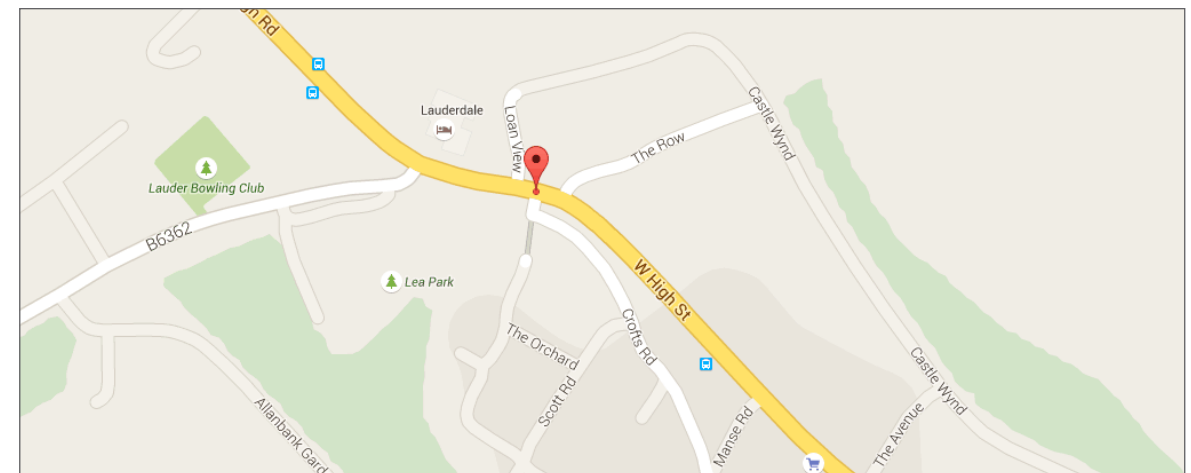


Approximate Dimensions
(Taken from the widest point)

Kitchen/Lounge	4.78m (15'8") x 4.24m (13'11")
Bedroom	4.62m (15'2") x 2.80m (9'2")
Bathroom	1.91m (6'3") x 1.80m (5'11")

Gross internal floor area (m²) - 40
Extras
(Included in the sale)

fitted carpets, fixtures and fittings.





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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