




McEwan Fraser Legal

Solicitors & Estate Agents

01896 800 440

27 Brownsmuir Park

LAUDER, BORDERS, TD2 6QD



LOCATION

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, shooting and easy access to the Southern Upland Way which passes the town. 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

RARE OPPORTUNITY TO ACQUIRE
THIS WELL APPOINTED DETACHED
BUNGALOW, LOCATED IN A QUIET
CUL-DE-SAC.

27 BROWNSMUIR

PROPERTY

A rare opportunity to acquire this well appointed and tastefully decorated family bungalow, in a quiet and sought after residential address. The property has been reconfigured into a well thought out family home and well maintained by the current owner.

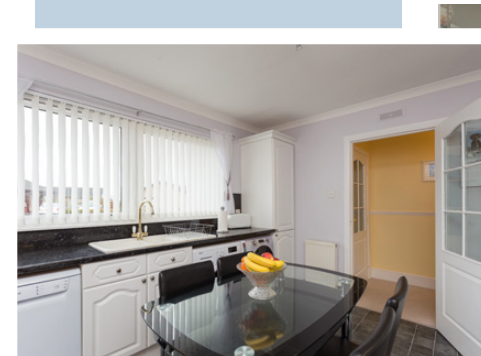
The property is located to the left side of Brownsmuir Park at the top of a quiet cul-de-sac, ideal for a family. The property includes, entrance vestibule, hallway with ample storage off, family kitchen with integrated fittings, electric oven and hob with extractor hood above, family lounge featuring electric fireplace and surround, as well as double sliding door to the sunroom. The sunroom itself is a comfortable and private public room all year round and has direct access to the back garden. The family bathroom is modern in finish, with shower above the bath powered from a combi-boiler and includes a heated towel rail. The current owner have extended to give an impressive master bedroom

which is at the top of the hallway and is very spacious in size, it boasts an en-suite bathroom with a whirlpool bath. The property has three further double bedrooms, one is currently used as a dining room but could easily be utilised as either a bedroom or study. A playroom or large storage room in the loft space, currently accessed by a good quality Ramsey ladder from the hallway, this room has electrical points and is perfect for children as playroom or for a hobby enthusiast.

The property also benefits from a large integrated single garage, with electric remote controlled garage door as well as a good sized workspace to the rear and access to the back garden from the garage itself. The property further benefits from a recently installed gas combi-boiler that is regularly maintained, as well as double glazing throughout.



LOUNGE & CONSERVATORY



KITCHEN & DINING ROOM



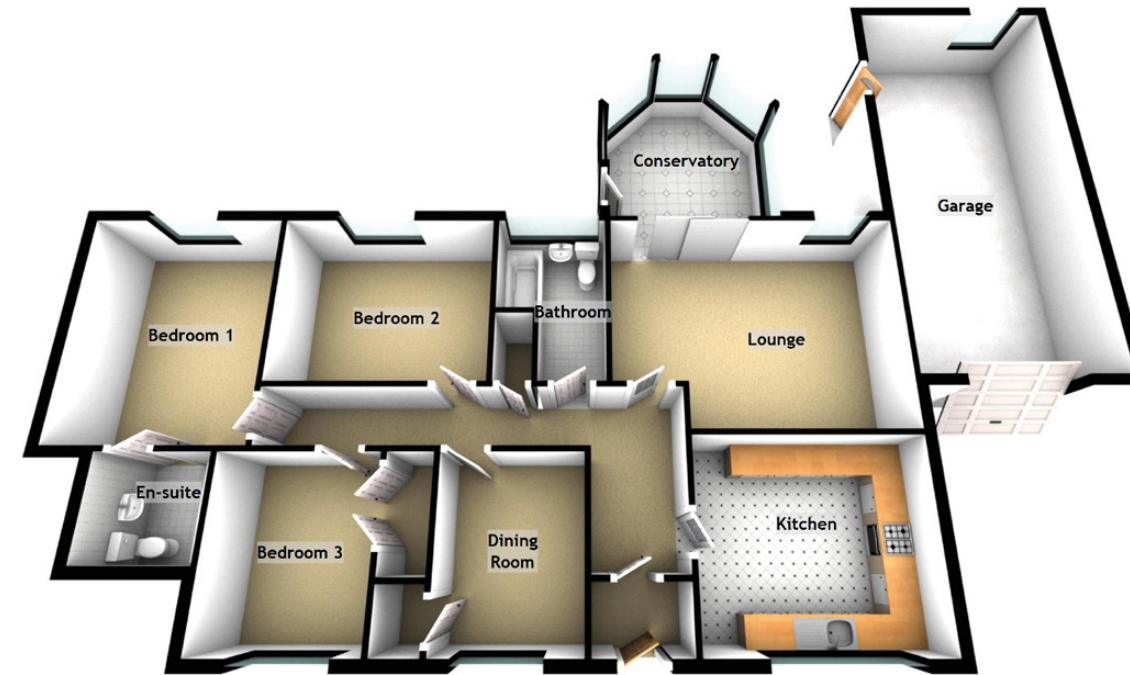


SPECIFICATIONS

FLOOR PLAN/DIMENSIONS/LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	5.01m (16'5") x 3.78m (12'5")
Kitchen	3.75m (12'4") x 3.29m (10'10")
Dining Room	3.00m (9'10") x 2.30m (7'7")
Bedroom 1	4.05m (13'3") x 3.31m (10'10")
Bedroom 2	3.70m (12'2") x 3.01m (9'11")
Bedroom 3	3.00m (9'10") x 2.61m (8'7")
En-suite	1.88m (6'2") x 1.74m (5'9")
Bathroom	2.98m (9'9") x 1.89m (6'2")
Conservatory	3.41m (11'2") x 3.06m (10')
Garage	7.52m (24'8") x 3.55m (11'8")

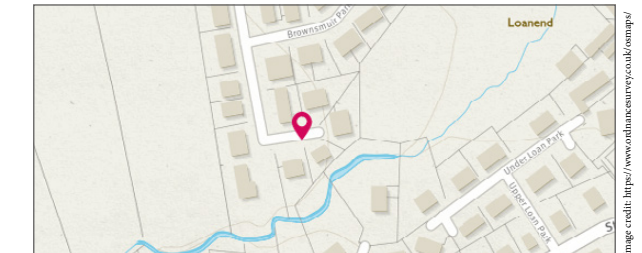


Gross internal floor area (m²) - 103m²

EPC Rating - C

Extras
(Included in the sale)

All fixtures, fittings, carpets, blinds and integrated kitchen appliances, as well as the garden summerhouse. Other items may be available by separate negotiation.



BEDROOMS/BATHROOMS/ATTIC



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

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. 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 brochure 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.



Text and description
DEREK WEBSTER
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
BEN DAYKIN
Designer