

This charming terraced cottage is located within a quiet and popular residential area of the much sought after town of Lauder and within comfortable walking distance of the town centre and all local amenities.

It offers a spacious, well proportioned ideal starter or retirement home at an affordable price which allows for the need of cosmetic upgrading throughout. The property has double glazing, a multi-fuel stove situated in the kitchen and electric heating throughout at present but a gas supply is already in place and is used to provide gas to the lounge fire.

**Edingtons WS**

Solicitors & Estate Agents

Offers Over £95,000

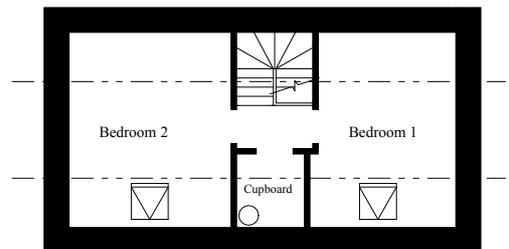
**14 THE ROW,**

**LAUDER, SCOTTISH BORDERS, TD2 6TQ**

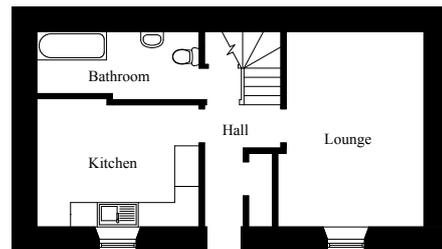


**EPC: F**

[www.edingtonlaw.co.uk](http://www.edingtonlaw.co.uk)



First Floor



Ground Floor

### Accommodation

#### Ground Floor

Hallway 3.06m x 1.72m (wp) - with large storage cupboard and stairs to first floor

Dining Lounge 4.65m x 3.36m - with original feature fireplace and living flame gas fire

Breakfasting Kitchen 3.96m x 3m - with original feature fireplace, multi-fuel stove and range of units

Bathroom 5m x 1.75m - with white 3 piece suite with over bath electric shower and large linen storage cupboard  
Carpeted stair to first floor accommodation

#### First Floor

Landing 2.08m x 1.05m with roof velux window and

Large walk in cupboard 1.71m x 1.70m - housing the immersion tank.

Bedroom One 4.61m x 3.43m - double bedroom with velux window and combed ceiling

Bedroom Two 4.75m x 3.51m- double bedroom with velux window and combed ceiling

No garden

On street parking

Home report valuation £110,000

Offers over £95,000

First to see will buy.

#### Location

Lauder, an increasingly popular small central Borders town, straddles the main A68 Newcastle-Edinburgh trunk road making it an ideal location for the commuter as it lies approx 27 miles south of Edinburgh

Made a Royal Burgh in 1502 it has a thriving community with an increasing number of shops and businesses serving local needs. The primary school has recently been upgraded and Lauder falls into the catchment area for the highly regarded Earliston High School.

#### Directions

Entering the town from the north take the second turning on the left into The Row after the Lauderdale Hotel and No 14 is near the bottom on the right hand side.



88 High Street  
Galashiels, TD1 1SQ

T: 01896 756161  
F: 01896 751919

E:margery@edingtonlaw.co.uk  
W: www.edingtonlaw.co.uk

Whilst every care has been taken in the preparation of these particulars, no guarantee can be given as to their accuracy and they shall not form part of any contract. Prospective purchasers will require to satisfy themselves as to all details contained therein. All measurements have been taken using a sonic tape and cannot be guaranteed. Services and/or appliances have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they are advised of any closing date; however the vendor is not obliged to set a closing date and in the event of doing so is not obliged to accept the highest or any offer.

