



# 6 Thirlestane Drive

Lauder, TD2 6TS



This luxury detached five bedroom house is a contemporary and elegant family home set in the popular village of Lauder and surrounded by picturesque countryside. With a welcoming kerb appeal, enviable room proportions, immaculate presentation, flexible use of space and excellent levels of light throughout, this is an impressive property that will suit a variety of needs.

The ground floor hosts three beautifully finished reception rooms, with a large family kitchen sitting to the rear, and the design including excellent storage facilities, a utility room, downstairs cloakroom and a home office. Upstairs, the master bedroom is luxuriously appointed with king sized proportions, streamlined storage solutions and an ensuite bath & shower room. A second ensuite bedroom lies across the hall, with three further bedrooms and a family bathroom. The outside space is equally well presented and spacious, with a double integrated garage, driveway and enclosed private rear garden with lawn and patio.



Set to the edge of the popular village of Lauder, 6 Thirlestane Drive offers a perfect blend of country living, while catering easily for the requirements of modern life. This stylish detached property is beautifully presented with high quality fixtures and fittings - with an abundance of space for all the family's needs. Lauder is surrounded by stunning Border landscape with countryside walks and endless routes to explore just a minutes' walk from your front door - providing a much desired balance for work and recreation. Whether it be for family, entertaining, as a work space or for hosting guests - this five bedroom property can cater for a variety of requirements and needs - viewing is recommended and by appointment only.

## LAUDER

Completed in 2007, this popular estate has remained well presented and well regarded, and is a firm favourite with families and retirees alike; benefitting from an excellent position for commuters via the A68, and within the catchment for the renowned Earlston High School - recently referenced in Tatler Magazine and one of the best performing secondary's in Scotland. The village of Lauder itself has a host of excellent amenities; from independent retailers including fruit and vegetable shop, butchers, baker, restaurants and cafes, to excellent sporting facilities including golf course, tennis club and a strong horse riding community. This is an area surrounded by glorious greenery and countryside pursuits; with local views across the stunning Thirlestane Castle and towards rolling fields.

## ACCOMMODATION

The ground floor offers excellent public space; with a spacious reception hall, generous lounge with a bright dual aspect, a well-appointed dining room and connecting contemporary kitchen. Further living space is positioned to the rear of the property, where there is a second public room overlooking the garden, a home office and useful storage facilities including a utility room opening to the integral double garage. On the first floor, a luxurious master bedroom benefits an

ensuite bathroom & dressing area, with a second ensuite bedroom across the hall and three comfortable bedrooms adjacent to the family bathroom. The plot itself is set within a preferential position within the estate being to the outer edge, this is complemented by an enclosed and private rear garden with good southerly sun and outlooks towards rolling fields and countryside, with a monoblock double driveway and lawn to the front.

## HIGHLIGHTS

- Space - built by Charles Church in 2005, the 'Wessex' style property incorporates a both practical and attractive design and layout; with generous room proportions, well-appointed storage to both levels and a flow between the accommodation, with the room sizes particularly impressive.
- Garden - with an attractive frontage hosting neat lawn and paving, and a monoblock driveway, the property is set well back from the road. The garden to the rear is surprisingly large and perfectly in proportion to the size of the house with a good level of privacy backing onto sheltering treeline and fields beyond.
- Location - increasingly popular; Lauder continually hits the right notes for commuters and families being well positioned for travel and just 40 minutes to Edinburgh, with a host of out of school activities and facilities for children.

## ACCOMMODATION LIST

Reception Hallway, Dining Room, Lounge, Dining Kitchen, Utility Room, Family Room, Office/Bedroom Six, Cloakroom with W/C, Master with Ensuite Bathroom, Bedroom Two with Ensuite Shower Room, Three Further Bedrooms, Family Bathroom. Enclosed Garden, Driveway & Integrated Double Garage.

## ADDITIONAL INFORMATION

All integrated appliances, fitted blinds and curtain poles, floor and wall coverings and the large garden shed are included in the sale price. Further furnishings and appliances are available by separate negotiation.

## SERVICES

Mains gas, electricity, water and drainage. Double glazed.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY

Rating C.

## VIEWING AND HOME REPORT

To arrange a viewing contact the selling agents, Hastings Legal Property on 01750 724 160 -lines open until 10pm 7 days a week.

## PRICE & MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



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