



6 Stonyford  
Lauder, TD2 6AW



Centrally positioned this bright and well presented property has a contemporary finish with two bedrooms and positioned in the heart of the popular village of Lauder – ready-to-move into and perfect for those in search of a well-considered and easily maintained starter home.



Set within a well-kept estate to the edge of the village, the cul de sac sits just off the main A68, linking to Edinburgh in around 40 minutes, with easy access to further Border towns and a range of amenities. With residents parking to the front, a neat garden frontage leads to the main entrance; with the ground floor providing well-proportioned and bright living space including a comfortable lounge with useful storage and double window to the front. The adjoining kitchen is sleek and fully fitted with white fronted units, including streamlined appliances, space for dining furnishings and access directly to the rear garden, with the benefit of a cloak cupboard with W/C. Upstairs, the landing opens to two double bedrooms, with contemporary décor and fitted carpeting, with a modern bathroom finished with attractive tiling and shower over bath.

Externally, the rear garden is mostly laid to astro lawn with paving and plenty of space to enjoy al fresco days, being fully enclosed with timber fencing it provides a good level of privacy, with a useful gate to the rear to access the village centre and shops.

#### LOCATION

This desirable property sits off the main thoroughfare of the village of Lauder – an area surrounded by beautiful Borders landscape, with local views across the stunning Lauder Common, Thirlestane Castle, and towards rolling fields and countryside. Lauder is a charming village and 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 - 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.

#### HIGHLIGHTS

- Village life
- Commuter Ideal
- Position for amenities and countryside

- Ideal First Time Home
- Excellent Condition
- Easily Maintained with Green Credentials
- Allocated Residents Parking

#### ACCOMMODATION LIST

Entrance, Living Room, Breakfasting Kitchen, Cloakroom W/C. Two Double Bedrooms, Bathroom, In-Built Storage.

#### ADDITIONAL INFORMATION

All floor and wall coverings and integral appliances are included in the sale. Internal 57sqm.

#### SERVICES

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

To arrange a viewing contact the selling agents, Hastings Legal Property on 01750 724 160.

#### ENERGY EFFICIENCY

Band B

#### COUNCIL TAX

Band B

#### 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.