

HASTIN<sup>LEGAL</sup>&S



# 10 Cranston Crescent

Lauder, TD2 6UB





This luxury detached five bedroom house is situated in a popular estate in the charming village of Lauder – with excellent connections to Edinburgh and local schooling, it's an ideal family home. With a welcoming kerb appeal, the immaculate cul de sac is beautifully maintained; with Cranston Crescent sitting to the outer edge, with good levels of privacy and overlooking fields to the rear. Number 10 enjoys a generous plot with a well-appointed garden front and rear, monoblock drive allowing plenty private parking, with the benefit of a double garage opening to the side.



Internally, the property is incredibly comfortable with a contemporary interior and no shortage of space! The ground floor hosts three exceptionally generous public rooms and a fully fitted dining family kitchen, the benefit of a ground floor cloakroom facility, a utility room with access to the garage, and a study also suitable as a guest bedroom or playroom. Upstairs, the grand proportions continue with a luxurious master suite complete with ensuite, a second ensuite bedroom, three further double bedrooms and the family shower room. Viewing is highly recommended for this fast moving and popular estate.

## LAUDER

This desirable estate is positioned to the edge of the village of Lauder – an area surrounded by beautiful Borders landscape, with local views across the stunning Thirlestane Castle, towards rolling fields and countryside. Completed in 2007, the estate has remained well presented 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 - 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.

## HIGHLIGHTS

- **Entertaining Space** – with a generous lounge, snug, dining room and kitchen, the property has no shortage of entertaining or family space, with both living rooms benefitting wood burning stoves.
- **Position** – superior position within the estate overlooking countryside to the rear, little through traffic, set back from the road and within walking distance of amenities of this increasingly popular village.
- **Finish** – an excellent layout makes this a very comfortable home, with exceptional room proportions this is definitely a luxury new build! Good levels of light, neutral decorative tones and quality fixtures throughout.
- **External** – neat frontage with drive and double garage, side access to enclosed rear garden with good levels of privacy and pleasant outlook.

## ACCOMMODATION LIST

Reception Hallway, Dining Room, Lounge, Dining Kitchen, Snug, Utility Room, Study, Cloakroom with W/C, Master with Ensuite Bathroom, Bedroom 2 with Ensuite, Three Further Bedrooms, Family Showerroom.

## ADDITIONAL INFORMATION

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

## 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.

## 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.





Location shot of Lauder

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