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The Red House

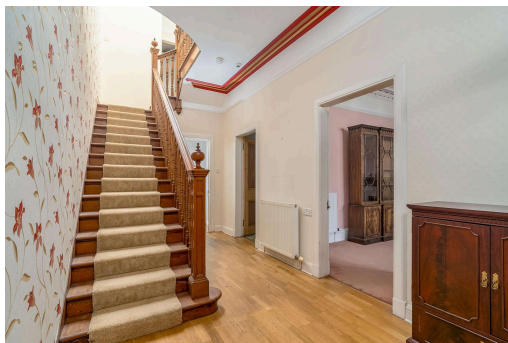
The Red House, 12 East High Street

Lauder, TD2 6SU

£1,800 Pcm

To Let





A striking period home with a rich history, peacefully set within the vibrant village of Lauder, The Red House offers a rare opportunity for generous and flexible family accommodation within a strong catchment for schools and amenities, and benefitting swift access to Edinburgh.



THE RED HOUSE

Set within the heart of Lauder's historic East High Street, this impressive detached five-bedroom home offers spacious and versatile accommodation arranged over two floors. Combining attractive period features with modern comforts, the property provides an excellent opportunity for families or those seeking generous space for flexible living and home working.

The property retains a wealth of classic features, complemented by large windows which provide excellent natural light throughout. The well-proportioned accommodation includes welcoming reception spaces, a bright conservatory and five spacious bedrooms arranged across both floors, offering flexibility for family, guest or home-working requirements.

The property benefits from two bathrooms and efficient gas central heating, providing practical accommodation for modern family life. The interiors are presented on a part-furnished basis, offering a comfortable combination of character and functionality.

Externally, the property is complemented by private front and rear gardens. The enclosed rear garden provides a pleasant outdoor space for relaxation and entertaining, while the conservatory offers an additional space from which to enjoy the garden throughout the year. A covered private parking space is also provided, adding further convenience to this centrally located home.

LOCATION

Situated in the very centre of Lauder, the property is ideally placed for access to the town's range of local amenities, including independent shops, cafés and everyday services. The surrounding Scottish Borders countryside provides excellent opportunities for walking and outdoor pursuits, with the historic grounds of Thirlestane Castle also close by. Lauder Primary School is conveniently located nearby, while the town's position provides good road connections towards Edinburgh and surrounding areas, making the property well suited to those commuting or working across the Borders and beyond.

ENERGY EFFICIENCY

Band D.

COUNCIL TAX

Band G.

SERVICES

Mains water, drainage, electric and gas.

LETTING INFORMATION

Rent £1800 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises. An application form must be completed before a viewing will be

booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing. Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property. Viewings strictly by appointment with Borders Country Lets on 01573 229887. LARN2504002

TENURE

To let on a Private Residential Tenancy.

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. Further details can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk.

Alternatively, or to request further information, call 01573 225999 - lines open 5 days a week including evenings, weekends and public holidays.

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.



