



64 West High Street, Lauder, TD2 6TE



- Terraced Cottage
- Kitchen / Diner
- Modern Shower Room
- Stylish Decor Throughout

- 2 Double Bedrooms
- Spacious Living Room
- Immaculately Presented
- Double Glazed & Gas Heating



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viewing this property?

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LOCATION:

Lauder is nestled amidst the rolling hills of the Scottish Borders and is a picturesque market town that perfectly blends rural charm with modern convenience. Known for its historic high street, traditional stone architecture and welcoming community, the town offers a peaceful lifestyle whilst remaining well-connected to wider amenities. Lauder boasts a range of local facilities including a well-stocked Co-op, independent shops, cosy cafes, traditional pubs and a highly regarded primary school. Outdoor enthusiasts will appreciate the scenic countryside walks, cycling routes, and nearby sporting facilities, with golf, fishing and equestrian pursuits all within easy reach. Despite its tranquil setting, Lauder offers excellent transport links. The A68 provides direct access to Edinburgh, just 25 miles to the north, making it an attractive option for commuters. For rail connections, the Borders Railway at Stow or Galashiels links to Edinburgh Waverley in under an hour. The nearby towns of Melrose, Galashiels, and Kelso provide a wider selection of shopping, leisure, and healthcare services. With its combination of historic charm, natural beauty, and convenient proximity to Edinburgh and the wider Borders, Lauder offers an idyllic lifestyle for families, professionals, and those seeking a peaceful retreat without compromising on accessibility.

DESCRIPTION:

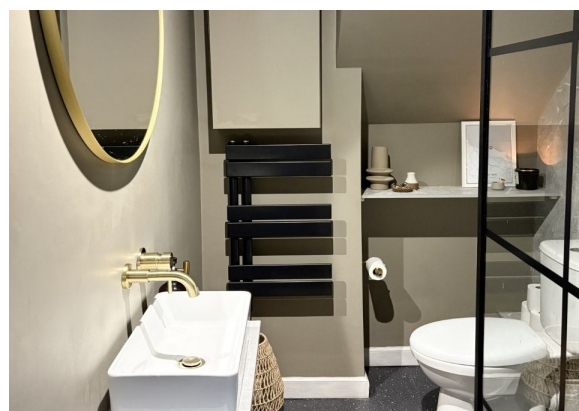
A charming picture-perfect cottage with a contemporary twist. Step inside this characterful cottage and prepare to be surprised. This beautifully renovated home effortlessly blends traditional charm with modern elegance. The space opens up into a thoughtfully designed interior, where every detail has been carefully considered. The heart of the home is a stylish dining kitchen, where the layout and colour scheme strike a perfect balance between practicality and flair. The modern shower room maximises space without compromising on style, while the living room offers a cosy yet sophisticated retreat. Upstairs, you will find two spacious double bedrooms and additional storage, making this a highly functional home despite its quaint exterior. The property is well-maintained and also benefits from gas central heating and double glazing. Whether you're a first-time buyer or seeking a tranquil weekend escape, this cottage offers the perfect blend of comfort, charm and contemporary design.

EXTERNALLY:

There is no garden space with the property however, Lauder itself sits in the heart of the Scottish Borders countryside.

SERVICES:

Mains Electric, Gas, Water & Drainage.



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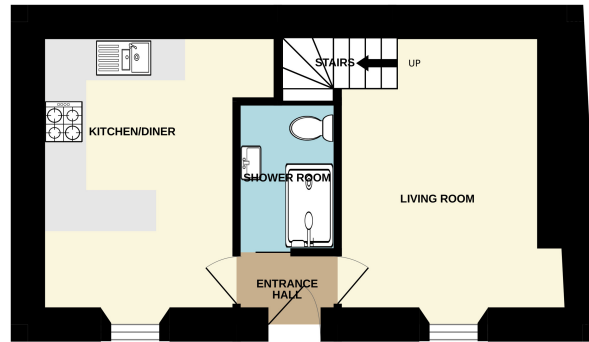
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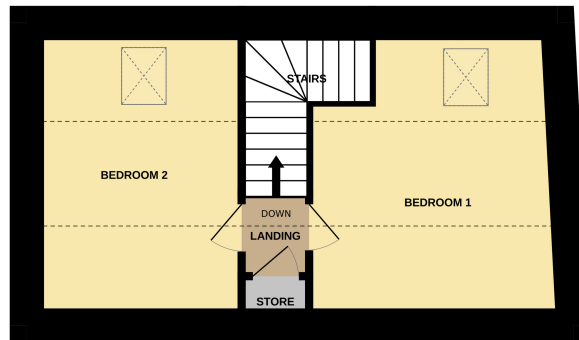
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FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- ENTRANCE HALL (1.48M X 1.05M)
- SHOWER ROOM (2.20M X 1.45M)
- LANDING (1.20M X 0.84M)
- BEDROOM 2 (4.22M X 2.80M)
- KITCHEN / DINER (4.41M X 3.03M)
- LIVING ROOM (4.28M X 3.58M) at widest
- BEDROOM 1 (4.05M X 3.85M) at widest

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents
Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire,
TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest
may be advised of any closing date fixed for offers. These particulars are for guidance only. All
measurements were taken by a laser tape measure and may be subject to small discrepancies.
Although a high level of care has been taken to ensure these details are correct, no guarantees
are given to the accuracy of the above information. While the information is believed to be
correct and accurate any potential purchaser must review the details themselves to ensure
they are satisfied with our findings.



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your property and provide you with an accurate price.
You can find more information on our website.