

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**21 Stonyford,  
Lauder, TD2 6AW**

**Guide Price £220,000**



Located in a rarely available modern development, this attractive semi-detached property is perfectly suited to those searching for an easily managed family home. Situated just a short walk from the town centre and the nearby primary school, the property benefits from a well proportioned layout and is presented in good order. The living accommodation is positioned to the rear enjoying outlooks over the garden and enjoys a nice peaceful aspect. The central part of the attic is floored providing useful additional storage. Outside, there are easily kept gardens to the front and rear whilst a garage & drive ensure there is ample private parking. Early viewing comes highly recommended.



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Ground Floor  
Entrance Hall  
Downstairs WC  
Lounge  
Kitchen

First Floor  
Master Bedroom with En-Suite  
Two Further Bedrooms  
Bathroom

Gardens to front & rear  
Garage  
Drive

Gas Central Heating  
Double Glazing



### Location

Only 25 miles from Edinburgh, the small Borders town of Lauder is highly sought after by the commuter and is easily accessible by road, via the A68 or by rail. Stow railway station is a 10 minute drive from Lauder. Several of the regions principal towns and villages are close by as well as many of the major local employers. Lauder has a very strong and active community and the town Common Riding is a particular highlight in the summer and really is a must see. There are a a variety of amenities including a good range of independent retailers, post office, gym, surgery, hotels and pubs. There is a modern primary school and secondary schooling is provided at nearby Earliston High School, currently one of the top performing schools in Scotland.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

### EPC

C

### Viewings

By appointment with the Selling Agent

### Council Tax Band

C

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 758311**

27 Market Street,  
Galashiels, TD1 3AF  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 75.8 sq m / 816 sq ft

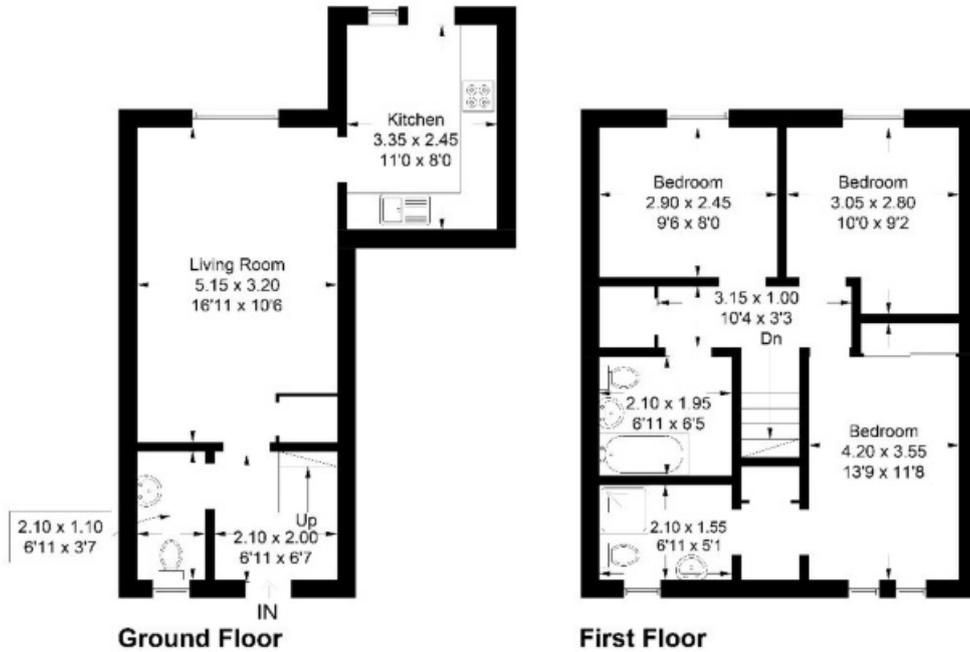


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1067663)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.