



**11 Maitland Road is an immaculately presented four-bedroom detached family home, which is situated in a popular modern development in the ancient Borders town of Lauder.**

**Situated in an excellent school catchment with strong transport links the property lies across two floors and comprises four bedrooms, an ensuite shower room, a family bathroom, a sitting room, a dining room, a breakfasting kitchen, a utility room and downstairs wc.**

**Externally, the property benefits from attractive outside space, including an enclosed garden to the rear and a monobloc driveway offering private off-street parking to the front of the garage.**

**Edinburgh is easily accessible via the A68, as are most Border towns. The new Borders Railway, now running from Tweedbank to Edinburgh, has a stop at Stow which is approximately six miles away. Indications are that the journey from Stow to Edinburgh Waverley will be around forty-five minutes.**

**Edinburgh 27 miles. Earlston 7.5 miles. Stow 6.0 miles. Melrose 12.5 miles.  
(All distances are approximate)**

**Location:**

11 Maitland Road is situated in the ancient Borders town of Lauder, which is situated half way between the Lammermuir Hills and the River Tweed, and is surrounded by beautiful rolling countryside. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarket, coffee shop/art gallery, and a couple of well known of hotels. The thriving old mill town of Galashiels sixteen miles to the South West offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer.

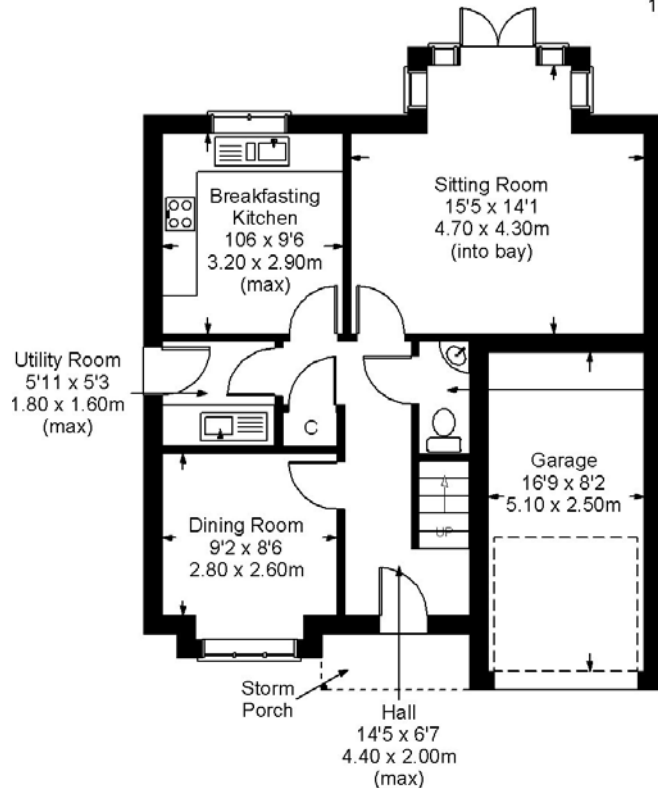
Local tourist attractions include Thirlestane Castle on the southern side of Lauder, nearby Mellerstain House, and Abbotsford House on the outskirts of Melrose. There are also a variety of outdoor pursuits in the area that include fishing, rough and syndicated shooting, horse riding, golf, mountain biking and a selection of walks that cross through the Scottish Borders. Local schools include the Lauder primary school, which has recently been built, the highly regarded St Mary's preparatory school in Melrose, and Earlston High School. The Borders General Hospital lies just outside the town of Melrose which is only twelve and a half miles away, and Lauder sits in an easily accessible area with Edinburgh in easy reach via the A68, which also provides links to the north of England. The new Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately six miles away.



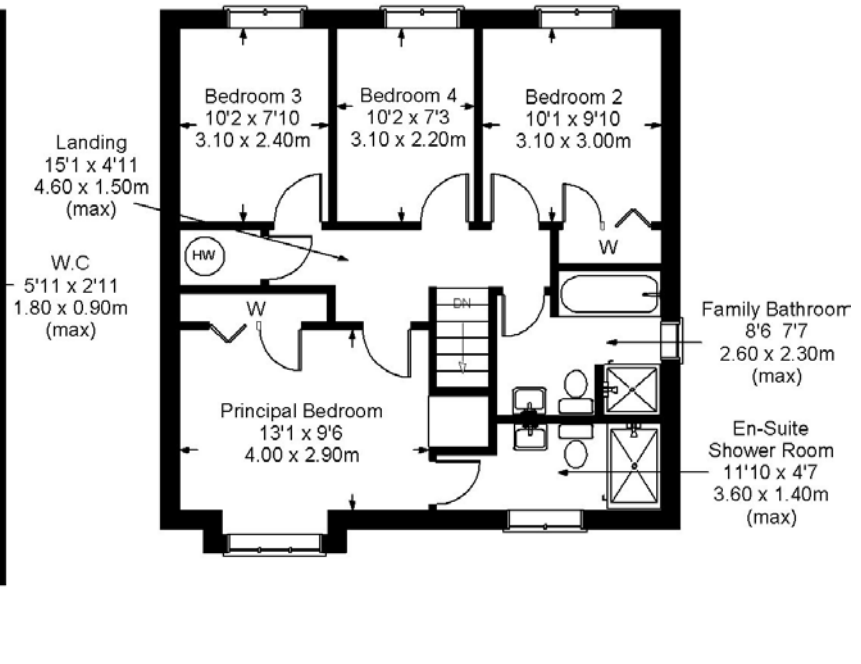


# 11 Maitland Road, Lauder TD2 6TX

Approximate Gross Internal Area  
1,349 sq ft - 125 sq m



**GROUND FLOOR**



**FIRST FLOOR**

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2016



## DIRECTIONS:

For those with satellite navigation the postcode for the property is: TD2 6TX

Coming from Edinburgh take the A68 South, passing through Pathhead, and enter Lauder. Pass the petrol station and continue through Lauder and take the last turning on the right into Thirlestane Drive.

Follow the road in, which bears gently to the right and take the third turning on the right which is Wyndhead Way. Turn first right into Maitland Road and you will come to Number 11 which lies on your left hand side.

From the South, follow the A68 through St. Boswells, Earlston and then take the first left turn as you enter Lauder, and follow the above directions.

## FURTHER INFORMATION:

### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

### Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

### Outgoings:

Scottish Borders Council Tax Band Category: E

### EPC Rating:

Current EPC: C74

## Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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