



2 Wyndhead Steading is an immaculately presented four-bedroom semi-detached family home in an attractive modern development in the popular Borders town of Lauder. Commutable to Edinburgh via the A68, there is also a train station at Stow, that runs to Edinburgh, which is approximately six miles away.

Situated in an excellent school catchment with strong transport links the property lies across two floors and comprises four main bedrooms, an ensuite shower room, a family bathroom, an open plan sitting room with dining area, a kitchen, and a downstairs wc. With good storage throughout, there is also a balcony accessed from the principal bedroom.

A particular feature are the solar panels which currently cover a large amount of the electricity costs, and will do for a number of years.

Externally, the property benefits from attractive outside space, including a fabulous enclosed garden to the rear with patio accessed directly from the dining area. Mainly laid to lawn with borders, it is a real sun trap. To the front is a monobloc driveway offering private off-street parking for two cars as well as the attached garage, which can also be accessed from the garden.

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, with the journey from Stow to Edinburgh Waverley being around forty-five minutes.

Edinburgh 27 miles. Earlston 7.5 miles. Stow 6.0 miles. Melrose 12.5 miles.

(All distances are approximate)

Location:

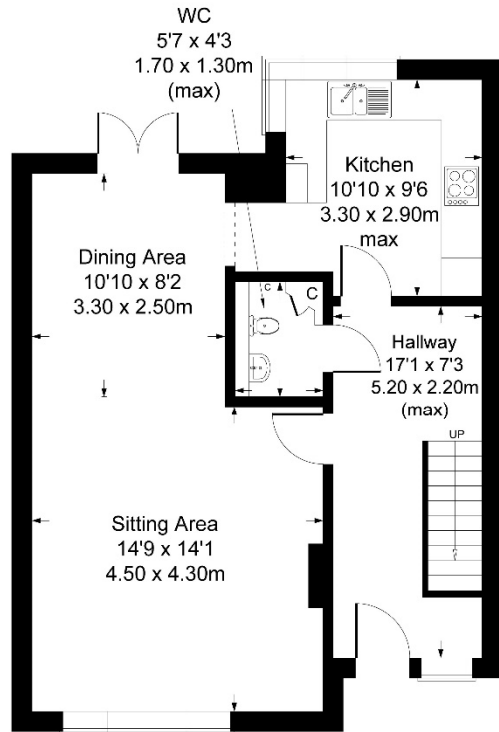
2 Wyndhead Steading is located in the ancient Borders town of Lauder, which is situated half way between the Lammermuir Hills and the River Tweed, and is surrounded by beautiful rolling countryside. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarket, coffee shop/art gallery, and a couple of well known 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 Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately six miles away.

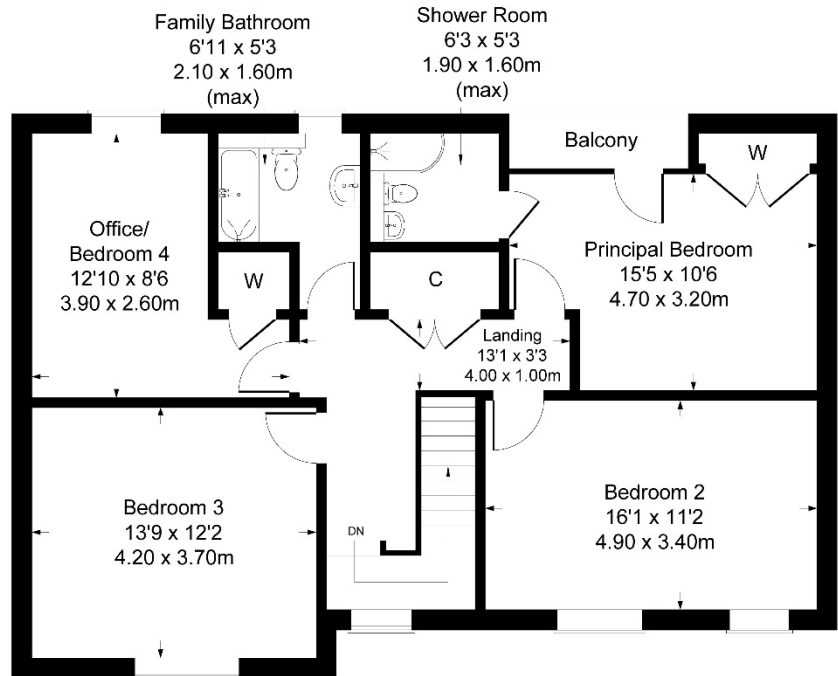


2 Wyndhead Steading, Lauder TD2 6UD

Approximate Gross Internal Area
1517 sq ft - 141 sq m



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2018



Directions:

For those with satellite navigation the postcode for the property is: TD2 6UD
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. As you enter the development, take the first right onto Thirlestane Crescent, then first right onto Cranston Road and first left onto Wyndhead Way. Proceed along this road and you will reach the turning into Wyndhead Steading after around seventy five yards. Drive in, and Number 2 sits on your right, second house on the right.

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

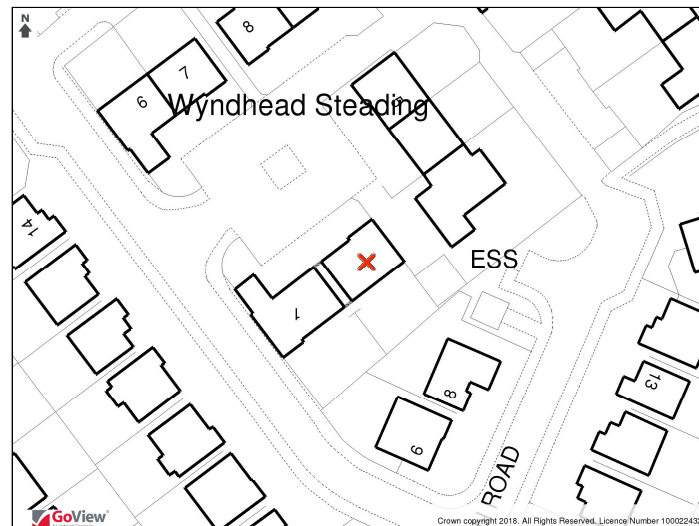
EPC Rating:

Current EPC: B87

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.



Macpherson Property, 3 St. Dunstons Lane,
Melrose, Scottish Borders TD6 9RS
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk Web: www.macphersonproperty.co.uk