



8 Cranston Crescent is an immaculately presented four/five-bedroom detached family home, which occupies a large plot, in a popular modern development in the ancient Borders town of Lauder. Commutable to Edinburgh via the A68, there is also a train station at Stow 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, two ensuite shower rooms, a family bathroom, a generous sitting room, a breakfasting kitchen with dining area off, a study/bedroom five, a utility room and a downstairs wc.

Externally, the property benefits from attractive outside space, including an enclosed garden to the side and rear with patio directly outside the dining area, a particular feature. There is a monobloc driveway offering private off-street parking to the front of the integral double 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, 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:

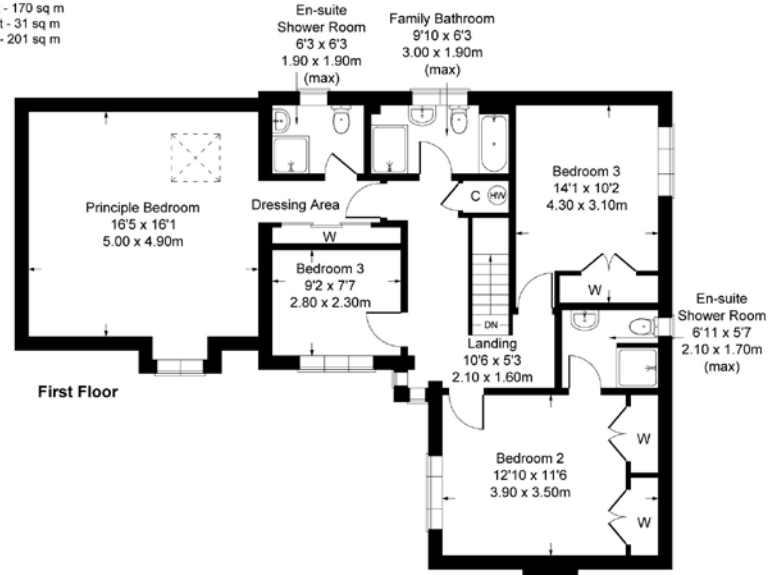
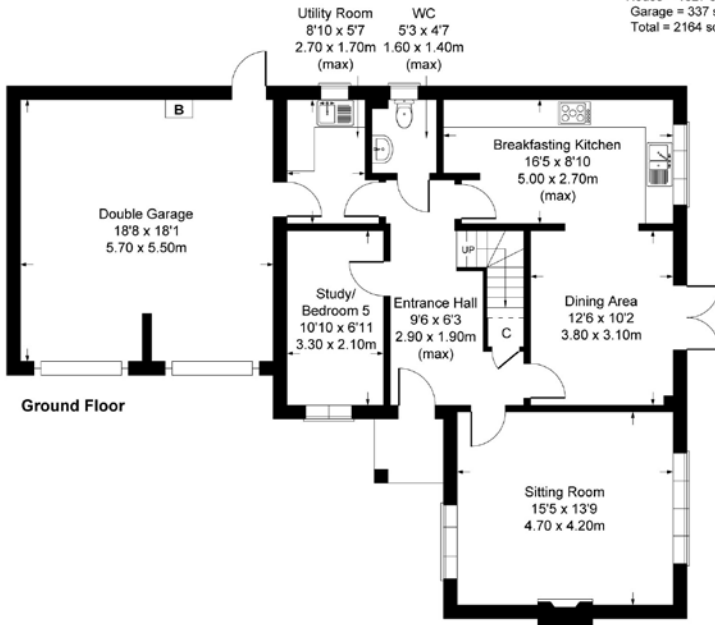
8 Cranston Crescent is situated in the ancient Borders town of Lauder, which is situated half way between the Lammermuir Hills and the River Tweed, and is surrounded by beautiful rolling countryside. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarket, coffee shop/art gallery, and a couple of well known 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.



8 Cranston Crescent, Lauder TD2 6UB

Approximate Gross Internal Area
 House = 1827 sq ft - 170 sq m
 Garage = 337 sq ft - 31 sq m
 Total = 2164 sq ft - 201 sq m



FOR ILLUSTRATIVE PURPOSES ONLY.

Produced by Potterplans Ltd. 2017



DIRECTIONS:

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

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, and turn left into Maitland Park. Bearing right you will turn into Cranston Crescent. Number 8 sits directly in front of you as the road turns to 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: G

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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