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People that know property

4 bed terraced house to buy in

The Avenue, Lauder, Scottish Borders, TD2 6TD

£195,000 Starting Bid

 x 4  x 2  x 2

Tenure

Freehold

On Street parking

Chain free

Property features

- ✓ FREEHOLD Four Bedroom Family Home
- ✓ Spacious Workshop / Utility with loft storage
- ✓ Large Master Bedroom with Freestanding Bath
- ✓ Close to Thirlestane Castle &
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **E**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Garreth Young
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

FOR SALE BY ONLINE AUCTION.

Situated in Lauder in an advantageous location in the centre of the town but set back from the road., a charming market town in the heart of the Scottish Borders, surrounded by rolling countryside and scenic rural landscapes. Positioned just off the A68, the town offers excellent access to both Edinburgh and the wider Borders region, making it popular with commuters and those looking for a quieter lifestyle. Lauder benefits from a range of local shops, cafés, pubs, schooling, and everyday amenities, while nearby attractions such as Thirlestane Castle add to the area's character and appeal.

This attractive stone-built property briefly comprises: entrance porch leading into a hallway open plan to the kitchen/diner, with glazed bi-folding doors opening through to the lounge complete with a log burning stove. Stairs lead to the first floor landing providing access to the main bedroom, featuring a roll top bath within the room and an en-suite WC, a second bedroom, family shower room/WC, and further stairs leading to the second floor landing with access to two additional bedrooms.

Located just off the kitchen/diner is a door leading through to a separate section of the building, which also has its own external front access. This area houses the electric consumer unit and gas combi boiler and would make an ideal workshop or utility space, with the added benefit of a floored loft area above. This Space boasts the potential for development subject to the necessary consents.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £195,000

Property Type: Terraced House

USPs: Chain free

Parking: On Street, EV Charging

Construction materials: Stone built

Roofing type: Slate tiles

Conservation area: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Entrance Porch

Accessed via a glazed front entrance door with patterned tiled flooring, decorative coving and internal door leading through to the hallway and kitchen diner.



Hallway

Open plan hallway with herringbone style flooring, staircase leading to the first floor landing, glazed internal windows and glazed bi-folding doors leading through to the lounge. Access through to the kitchen diner and understairs storage cupboard.



Lounge

3.46m x 4.47m (11'4" x 14'7")

Spacious lounge with fitted carpet, feature fireplace housing a log burning stove with timber mantle, alcove shelving, radiator and window to the front elevation. Glazed bi-folding doors and internal glazed panels open through to the hallway and kitchen diner.



Kitchen Diner

2.45m x 4.44m (8'0" x 14'6")

Fitted with a range of wall and base units with work surfaces, sink unit with mixer tap, integrated oven and hob with splashback, space for fridge freezer and plumbing for washing machine. Herringbone style flooring, vertical radiator, recessed spot lighting and pendant lighting over the worktop area. Space for dining table and chairs, window to the front elevation and access through to the hallway and storage/workshop area.



Storage Room / Workshop

5.51m x 4.40m (18'0" x 14'5")

Accessed internally from the kitchen diner and externally from the front of the property. Housing the gas combi boiler and electric consumer unit. Concrete flooring with staircase ladder leading to a floored loft storage area with exposed timber beams and roof timbers. Ideal for workshop, utility or general storage use.



First Floor Landing

Split level landing with fitted carpet, spindle balustrade staircase leading to the second floor, stained glass style window to the rear elevation and access to the master bedroom, bedroom two and family shower room/WC.



Master Bedroom

3.52m x 4.66m (11'6" x 15'3")

Double bedroom with fitted carpet, feature panelled wall, freestanding roll top bath with wall mounted tap, radiator and window to the front elevation. Access through to the ensuite WC.



En Suite WC

Fitted with a low level WC and wash hand basin with mixer tap. Part tiled walls, tiled flooring, extractor fan and recessed shelving.



Bedroom Two

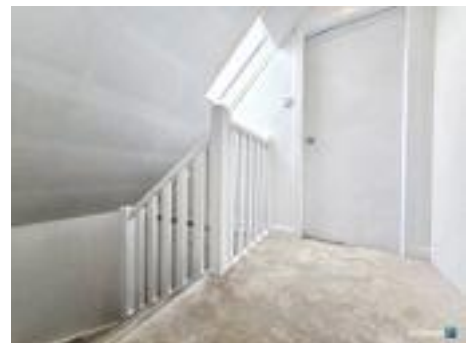
2.23m x 4.55m (7'3" x 14'11")

Double bedroom with fitted carpet, radiator and window to the front elevation.



Second Floor Landing

Second floor landing with fitted carpet, Velux style roof window providing natural light, and access to Bedrooms Three and Four. Features built-in storage cupboard and access to eaves storage.



Bedroom Three

3.23m x 2.56m (10'7" x 8'4")

Double bedroom with fitted carpet, radiator, spot lighting and dormer style window. Built-in storage cupboard.

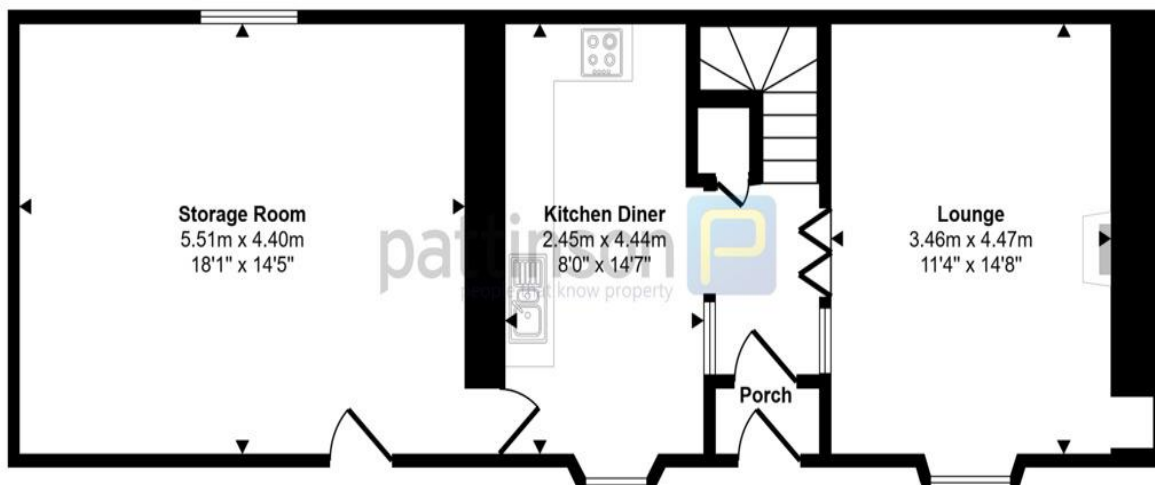


Bedroom 4

2.13m x 2.57m (6'11" x 8'5")

Single bedroom with fitted carpet, radiator, spot lighting and dormer style window.





Ground Floor

Approx 63 sq m / 680 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

The Avenue, Lauder, Scottish Borders, TD2 6TD

Contact your local branch today for more information on this property:

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