



7 Maitland Road, Lauder, Scottish Borders, TD2 6TX

Beautifully Presented Flexible Four Bedroom, Detached Home with Gardens and Integrated Garage

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Property Description

Beautifully-presented and spacious, flexible four-bedroom, modern detached family home, with gardens and an integrated garage. Located in a desirable and family-orientated residential development within the excellent Earlston High School catchment, in the idyllic Scottish Borders town of Lauder.

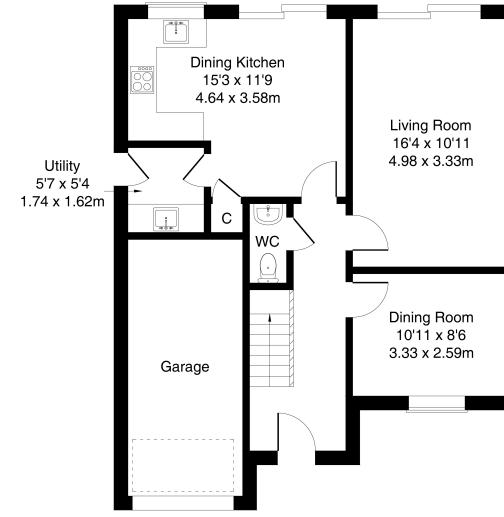
Comprises an; entrance hallway, living room, dining room, kitchen, utility room, four double bedrooms, en-suite shower room, a family bathroom and a ground floor WC. Highlights include oakwood flooring, a quality fitted kitchen with appliances, modern bathroom suites, and good storage including bedroom wardrobes and a loft space. In addition, there are well-proportioned rooms, tasteful move-in ready decor, multiple TV and phone points, NEST gas central heating, and double glazing.

Externally there is an enclosed rear garden with a lawn, patio and store shed; whilst to the front is a lawn and driveway. The development also offers additional unrestricted on-street parking and visitor spaces, and well-maintained communal grounds including a children's playground.

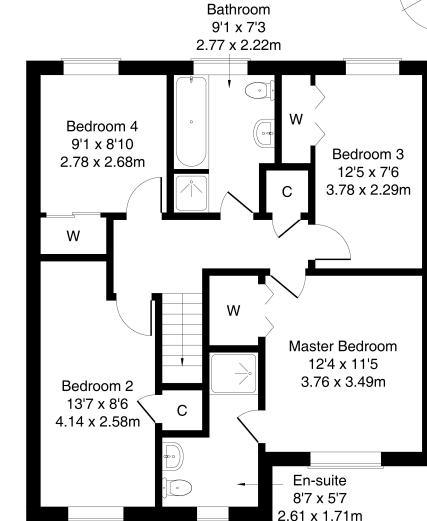
The entrance hall has space for outerwear and features two under-stair cupboards, and quality flooring which continues into the dining/family room, lounge and to the WC fitted with a two-piece suite. Set to the rear, the lounge features a patio door to the garden, coving and a pendant light fitting. A good-sized kitchen can accommodate a dinner/breakfast table, and has a patio door to the rear garden, a built-in store cupboard and access the utility room. Fitted units include contemporary worktops, sink with drainer and an integrated double oven, gas hob and canopy. Also included are a modern washing machine, SMEG dishwasher, and an American-style fridge/freezer. Front facing is a flexible room offering a separate dining room, or a family/TV room. On the first floor, the master bedroom is front facing and features built-in wardrobes and a generous en-suite shower room. A second double is also front facing; whilst two flexible bedrooms overlook the rear garden. The spacious family

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Approximate Gross Internal Area: (1539 sq ft - 143 sq m.)



Ground Floor



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.





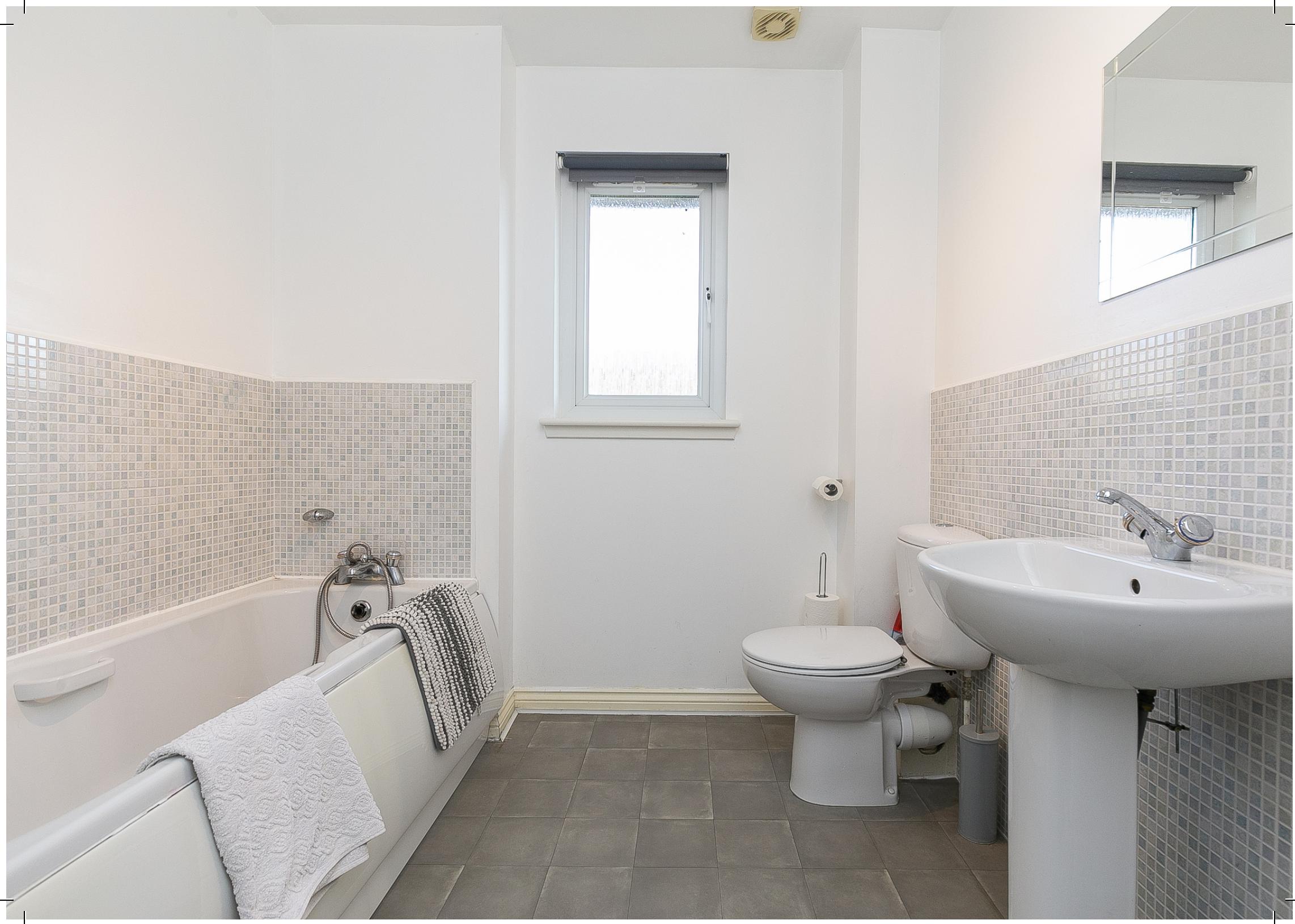
Area Description

Lauder is a thriving and historic town in the Scottish Borders, lying around 30 miles south of Edinburgh, placing it within commuting range of the Capital. The town has all the necessary everyday amenities, including post office, banking and supermarket facilities, and lies a short drive from more extensive services offered by the larger Border towns such as Galashiels which boasts a cinema, swimming pool, numerous shops and two large 24 hour supermarkets. Edinburgh is easily accessible via the A68 which connects to the city-bypass and the recently opened Borders Railway has a stop at Stow, approximately five miles away, offering a journey time of around forty-five minutes directly into the heart of Edinburgh.











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