



21 Allanbank Gardens is an immaculately presented five-bedroom detached family home, which occupies the corner plot in an executive development on the outskirts of the popular Borders town of Lauder.

Lying across two floors, the detached property measures approximately 295 square metres/3,175 square feet, and comprises of five bedrooms, three bathrooms (two ensuite), a sitting room, a dining room, a breakfasting kitchen with additional family area, a study, a utility room and downstairs wc.

Externally, the property benefits from excellent outside space, including a generous garden, attractive views, and a monobloc driveway which can take several cars plus a double garage. The fully enclosed garden to the rear is mainly laid to lawn with attractive patio area.

Edinburgh is easily accessible via the A68, as are most Border towns, and the proposed new rail-link from Tweedbank to Edinburgh will also have a stop at Stow approximately five and a half miles away.

Edinburgh 27 miles. Earlston 7.5 miles. Stow 5.5 miles. Melrose 12.5 miles.
(All distances are approximate)

LOCATION:

21 Allanbank Gardens is situated on the northern fringes of the attractive 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 proposed railway set to run from Tweedbank to Edinburgh, which is due to open in 2015, will also have a stop at Stow which is approximately five and a half miles away.

DESCRIPTION:

Access into the property is via the front door which leads into the large vestibule, which opens into the welcoming entrance hall with fitted carpet, feature staircase and understair cupboard which in turn leads to the main reception rooms on the ground floor.

The sitting room sits in the left corner and benefits from a feature real-flame gas fire with limestone mantelpiece, and hearth. An array of windows overlook the garden at the rear and double doors lead to the dining room which can also be accessed from the hall or via the kitchen offering an excellent formal entertaining space.

Adjacent to the sitting room lies the generous study which provides excellent space to work from home, and across the hall is a door to the fully fitted breakfasting kitchen with family area.

The kitchen is a particular focal point of this house with its adjoining family area which has double doors opening immediately onto the patio at the rear. The Amtico flooring runs the entire length, and there is a full range of beech wall and floor units, extensive worksurface and a built in breakfast bar. An inset one and a half stainless steel sink sits below the windows to the side, and there is a Siemens five-ring gas hob, extractor hood over, and brushed chrome splashback. In addition to the hob there is an integrated dishwasher and Siemens double oven and grill. There is also space for an American style fridge/freezer which is included in the sales price. The family area provides a separate reception space and could be used for informal dining too, the double doors opening onto the patio provide a charming extension to the internal living space.

The utility room sits off the kitchen with additional storage, a sink plus space and plumbing for a washing machine and tumble dryer, and a door to the outside. From here you can access the double garage with up and over doors, and power and lighting.

Returning to the hall, you will find a downstairs wc with wash hand basin completing the accommodation on this level.

A feature staircase with wooden banister and balustrade and fitted carpet leads to the first floor and the large galleried landing, with a small library area which could hold a computer workstation.

There are five bedrooms on this level and they all benefit from fitted carpets throughout, with the principal bedroom, bedroom two, bedroom three and bedroom four having fitted wardrobes. Bedroom five overlooks the front, whilst bedroom two, three and four overlook the garden at the back.



The principal bedroom has a fabulous ensuite bathroom, whilst bedroom two has an ensuite shower room. Both have half height tiling, Amtico flooring and plumbed showers with large walk-in glazed cubicles; with the ensuite to the principal bedroom having a separate bath and his and hers wash hand basins.

The principal bedroom also has a large dressing area with quadruple wardrobes, a Juliet balcony with inward opening doors and rural views to the side.

The family bathroom which lies between bedroom four and bedroom five has a bath, a wc, a basin, a separate glazed shower cubicle with plumbed shower plus Amtico flooring and tiling throughout.

21 Allanbank Gardens is beautifully presented and flexible family home which has double glazing, gas central heating and fitted floor coverings providing a warm and comfortable house with quality fixtures and fittings throughout.

OUTSIDE:

To the front of the property lies a generous monobloc driveway which offers parking for several cars to the front of the integral double garage, with electric up and over doors. There are some attractive planted beds and a lawn to the front which leads to a gate at the side.

Bounded by a timber fence the garden to the rear is fully enclosed, which has been mainly laid to lawn with well stocked borders to the back and sides. Occupying a corner plot, a patio immediately to the rear of the house offers an excellent opportunity for al fresco dining and barbecues.

The peaceful position is a particular feature of this property as is its garden which offers easy maintenance for maximum enjoyment.

DIRECTIONS:

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

Coming from Edinburgh take the A68 South, passing through Pathhead, and enter Lauder. Pass the petrol station and continue for around three hundred yards, before taking the next available right turn onto the B6362, signposted Stow.

After about two hundred yards you will turn left into Allanbank Gardens. Proceed into the development and follow the road round. Take the first right turn and follow the road up to the top of the development. As you reach the top you will see Number 21 ahead of you on the left hand side.

From the South, follow the A68 through St. Boswells, Earlston and continue through Lauder until you reach the B6362 on your left, signposted Stow, and follow the above directions.

FURTHER INFORMATION:

HOME REPORT:

A Home Report is available on this property. Please contact the selling agent for access to a copy.

FIXTURES AND FITTINGS:

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

SERVICES:

Mains electricity, mains water, mains drainage, mains gas, telephone (subject to regulations).

OUTGOINGS:

Council Tax Band Category: G

EPC RATING:

Current EPC: C77

VIEWINGS:

Strictly by appointment with the selling agents.

OFFERS:

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. The seller reserves the right to accept any offer at any time. A closing date may be set, and all genuinely interested parties are advised to instruct their solicitor to note interest with the selling agents immediately after inspection, so they can be advised should a closing date be set.

SOLICITORS:

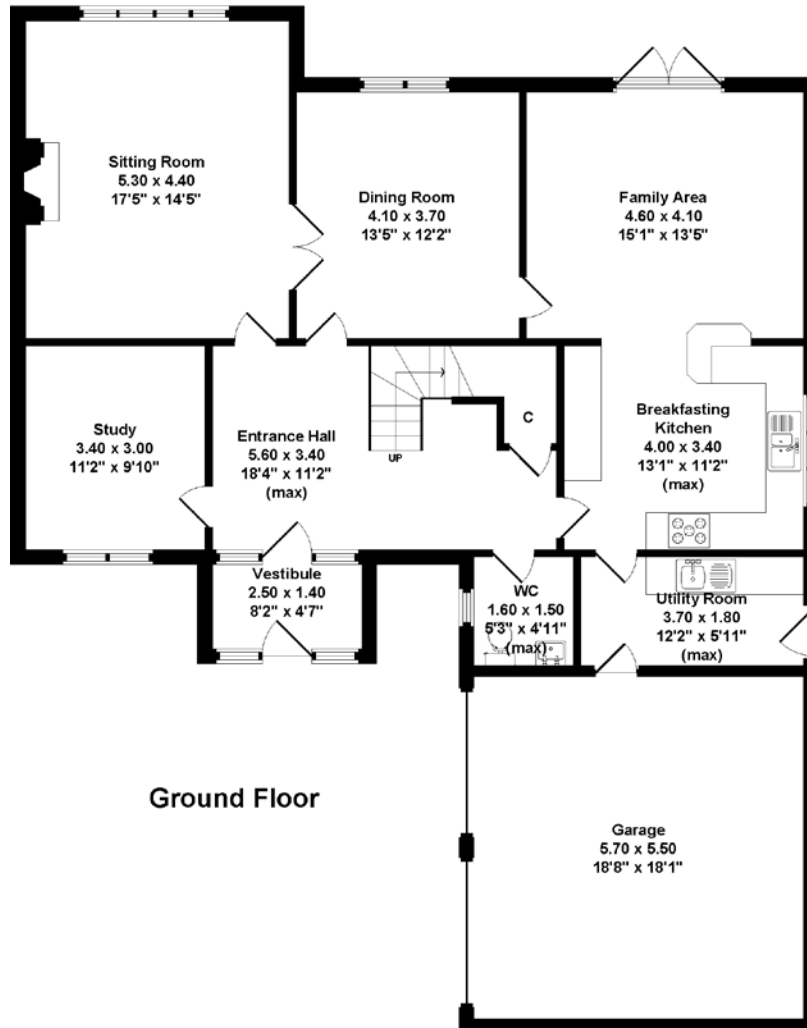
Boyd Solicitors, 1 Melville Place, Edinburgh EH3 7PR

Contact: Liz Tyson Telephone: 0131 226 0341 Email: liz@boydsolicitors.com



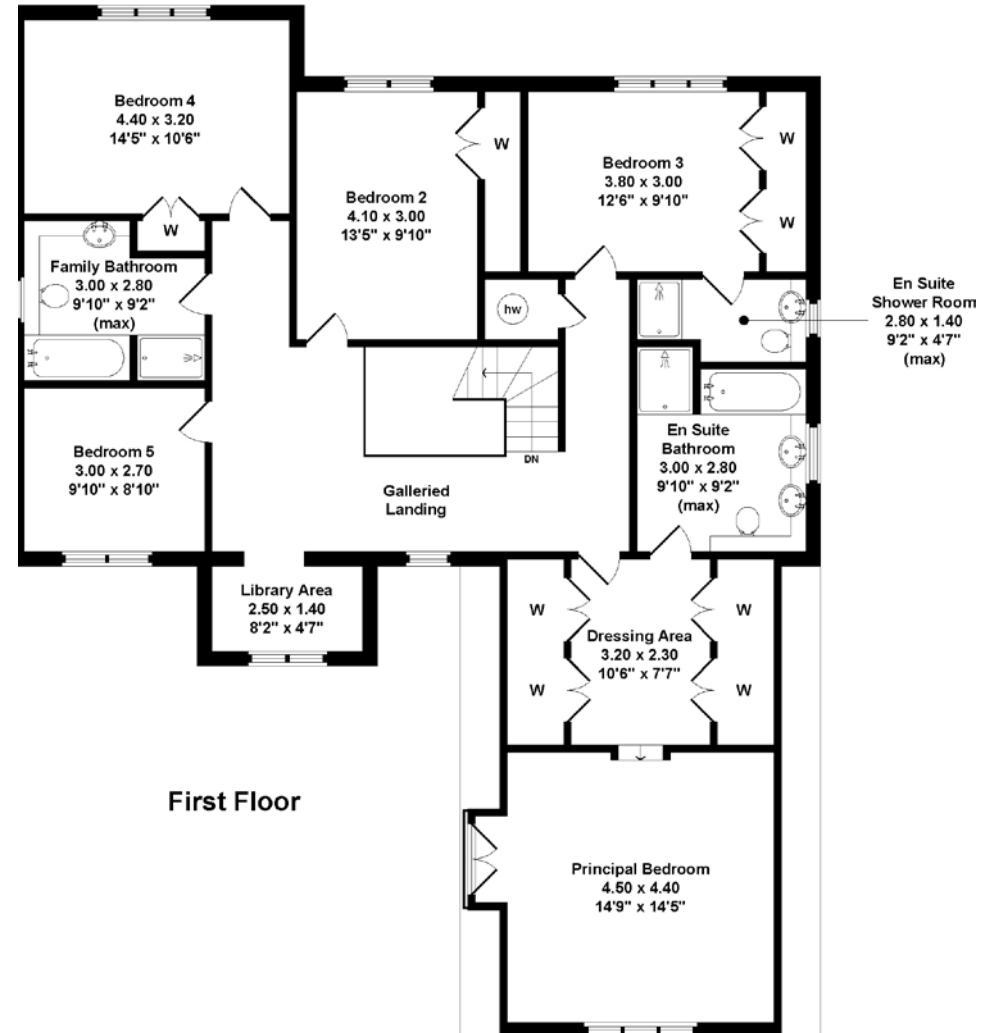
21 Allanbank Gardens Lauder, TD2 6AB

FOR IDENTIFICATION ONLY - NOT TO SCALE
Approximate Gross Internal Area: 295m² (3,175sqft)
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