HASTINGS LEGAL



33 Stonyford

Lauder, TD2 6AW

Offers Over £300,000

PROPERTY & LEGAL









Situated in the heart of Lauder, within a modern and sought-after development, 33 Stonyford is a particularly spacious family home. This attractive property enjoys an excellent degree of privacy, with a well-proportioned garden that complements the size of the house.



33 STONYFORD
Filled with natural light and finished in fresh, neutral tones throughout, the ground floor offers a generous living room alongside a bright dining kitchen overlooking the rear garden. An adjoining utility room and cloakroom add further practicality.

Upstairs, the master bedroom benefits from an en-suite shower room, with three further bedrooms served by the family bathroom.

Externally, the property enjoys a neat garden frontage, private driveway and garage. To the rear, the enclosed, level garden offers an excellent degree of privacy and provides a lovely space to relax and entertain, with a combination of lawn and paved seating areas.

LOCATION
The village of Lauder – an area surrounded by beautiful Borders landscape, with local views across the stunning Thirlestane Castle, towards rolling fields and countryside.

Benefitting from an excellent positon for commuters via the A68, and within the catchment for the renowned Earlston High School - recently referenced in Tatler Magazine and one of the best performing secondary's in Scotland.

The village of Lauder itself has a host of excellent amenities; from independent retailers including fruit and vegetable shop, butchers, baker, restaurants and cafes, to excellent sporting facilities including golf course, tennis club and a strong horse riding community.

HIGHLIGHTS
- Generous modern family home
- Central position for amenities and transport
- Excellent presentation throughout
- Countryside on doorstep
- Garage and parking

ADDITIONAL INFORMATION
All floor and wall coverings and integral appliances are included in the sale.

SERVICES
Mains gas, electricity, water and drainage. Double glazed.

COUNCIL TAX
Band E.

ENERGY EFFICIENCY
Band B.

TENURE
Freehold

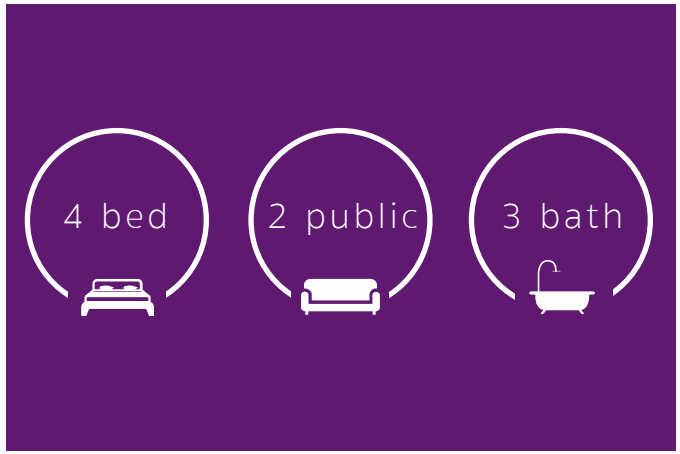
VIEWING
A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY
Offers over £300,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.







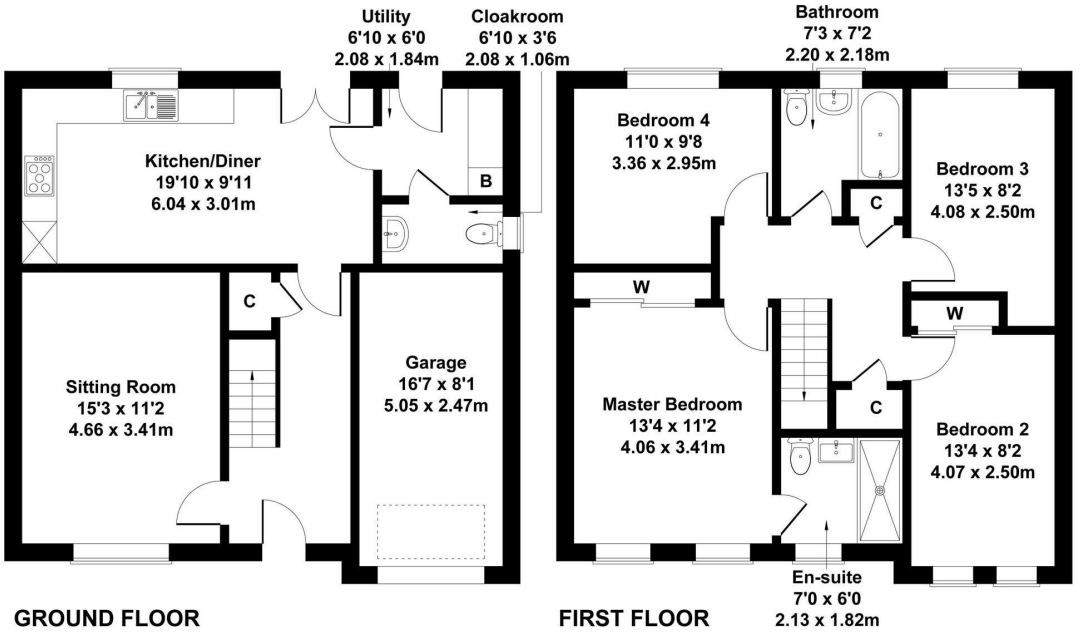
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01573 225999 • lines open until 10pm
www.hastingslegal.co.uk



33 Stonyford

Approximate Gross Internal Area
1410 sq ft - 131 sq m



Not to Scale. Produced by The Plan Portal 2026

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