

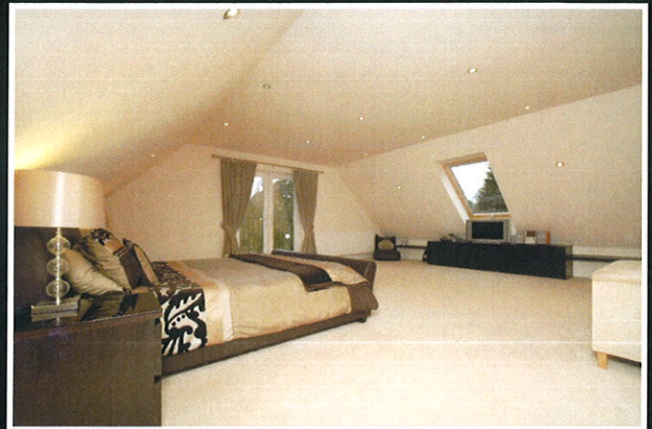
Drummonds Hall, Lauder, TD2 6QT



- Unique, converted and significantly extended split level four bedroom traditional country estate cottage. The property offers extensive and flexible family accommodation on two storeys and enjoys an idyllic rural riverside setting in the Scottish Borders, close to Lauder and to the Southern Upland Way.
- Comprising entrance hallway, sitting room, front internal hallway, open plan living / kitchen / dining area, four double bedrooms (three with en-suite bathrooms), family bathroom, rear internal hallway, dressing room, utility room, study / storage room and garage, and has an internal floor area of approx 350m².
- The property has UPVC DG, OFCH, underfloor heating to the open plan living area and two woodburning stoves. The tree lined garden grounds (approx 1 acre) are mainly laid to grass, with a gravelled multi-vehicle driveway and parking areas.

**For up to date price information, please call or email MOV8 Real Estate
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Property Description

Please note that all measurements are at longest and widest points.

Entrance Hallways - 13' 5" x 8' 2" (4.11m x 2.5m)

Front Hallway with UPVC door, real oak floor, open plan to spacious front Sitting Room and leading to a carpeted hallway connecting the Sitting Room with the main living area to the rear.

Sitting Room - 17' 6" x 12' 5" (5.35m x 3.8m)

Spacious and cosy Sitting Room, open plan to Entrance Hallway and with outlook to the front and side, real oak floor, three wall presses and open hearth with rustic mantle and multi-fuel stove.

Kitchen / Living Area - 32' 7" x 23' 6" (9.95m x 7.17m)

Set to the rear of the property, beyond the Dining Area, is an extensive Living Area with a central fireplace with wood burning stove, open plan to a luxury fitted kitchen space, together enjoying abundant natural light from five windows on three elevations. The fitted kitchen has ample wall and base units with natural walnut wood worktops, ceramic hob, integrated electric oven and microwave, extractor hood, dishwasher, stainless steel sink and drainer and an American style fridge freezer.

Dining Area - 15' 8" x 13' 9" (4.78m x 4.2m)

The Dining Area is part of the extensive, open plan living, dining and kitchen area to the rear of the property, has two windows to the side and opposite, double patio doors opening on to a large decked patio area giving access to the extensive garden grounds and river.

Master Bedroom - 25' 6" x 23' 8" (7.79m x 7.22m)

Exceptionally large, carpeted master bedroom with double patio doors to Juliet Balcony, Velux window, spacious luxury en-suite shower room and dressing room / study adjoining.

Bedroom Two - 23' 7" x 15' 5" (7.2m x 4.72m)

Large carpeted room with windows to front, side and rear, en-suite bathroom with chrome heated towel rail.

Bedroom Three - 22' 11" x 18' 7" (7m x 5.68m)

Large carpeted room with three velux windows to front and rear; en-suite bathroom.

Bedroom Four - 13' 5" x 11' 9" (4.11m x 3.6m)

Double aspect room with windows to front and side; wall cupboard.

Family Bathroom - 17' 6" x 7' 2" (5.35m x 2.2m)

Generously proportioned and luxuriously appointed bathroom, set off the front Internal Hallway, with white four piece suite including corner shower cubicle and double ended jacuzzi bath, windows to side and rear, waterproof laminate flooring and chrome heated towel rail.

Study / Store Room - 9' 6" x 5' 6" (2.9m x 1.68m)

Carpeted room, set off the Upper Rear Hallway and offering flexible use as a large store room or office / study area.

Dressing Room / Study - 9' 6" x 6' 8" (2.9m x 2.05m)

Carpeted Dressing Room, also fitted for use as a study / office, with power, light and telephone point.

Utility Room - 11' 7" x 8' 4" (3.55m x 2.55m)

Set to the rear, off the Rear Hallway, with door to garage and door to rear garden, fitted units with laminate worktops, stainless steel sink and drainer, window, extractor fan, laminate floor, washing machine and tumble drier.

Front Landing - 8' 11" x 7' 0" (2.73m x 2.16m)

Reached via a carpeted stairway from the lower front hallway, the landing serves Bedroom Three, with seating area, window to front and a large L shaped wall cupboard providing excellent storage.

Rear Hallways -

Lower Internal Hall has UPVC door, laminate floor, understair cupboard and connects the Kitchen Area to the Utility Room and integral garage. Carpeted Upper Hall serves Master and Bedroom Two.

Integral Garage - 18' 4" x 11' 0" (5.6m x 3.38m)

Integral single garage with remote insulated roller shutter door, light and power and with an access door from the adjoining Utility Room. To the rear of the garage is an additional Store Room with access door to the rear garden.



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