



1 Mid Row is a charming, main door two storey apartment situated in the very heart of the historic Borders town of Lauder. Commutable to Edinburgh via the A68, there is also a train station at Stow, that runs to Edinburgh, which is approximately six miles away.

Located in an excellent school catchment this unique ‘C’ Listed stone-built property, full of attractive period features, lies across two floors and comprises two bedrooms, an ensuite shower room, and a generous open plan kitchen with sitting and dining area. Flexible in that it could be one or two bedrooms the property also benefits from excellent storage, and gas central heating.

Externally, there is on-street parking readily available in nearby streets.

Edinburgh is easily accessible via the A68, as are most Border towns. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately six miles away, with the journey from Stow to Edinburgh Waverley being around forty-five minutes.

**Edinburgh 27 miles. Earlston 7.5 miles. Stow 6.0 miles. Melrose 12.5 miles.
(All distances are approximate)**

Location:

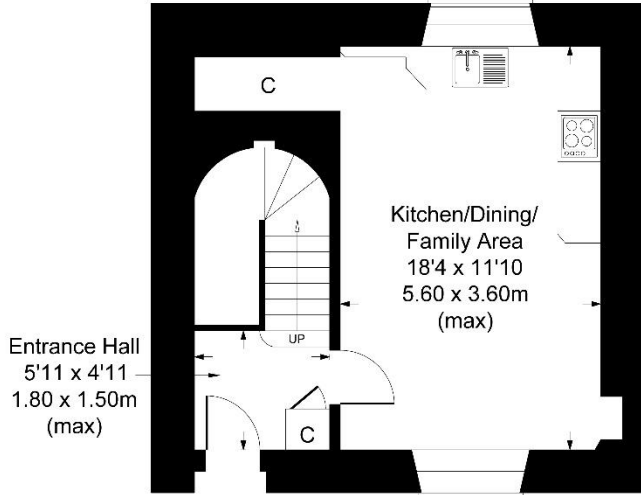
1 Mid Row is located in the heart of the ancient Borders town of Lauder, which is situated half-way between the Lammermuir Hills and the River Tweed, and is surrounded by beautiful rolling countryside. The town provides an extensive range of amenities ranging from a variety of specialist shops, small 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, horse riding, golf, mountain biking and a selection of walks that cross through the Scottish Borders. Local schools include the Lauder primary school, 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 Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately six miles away.

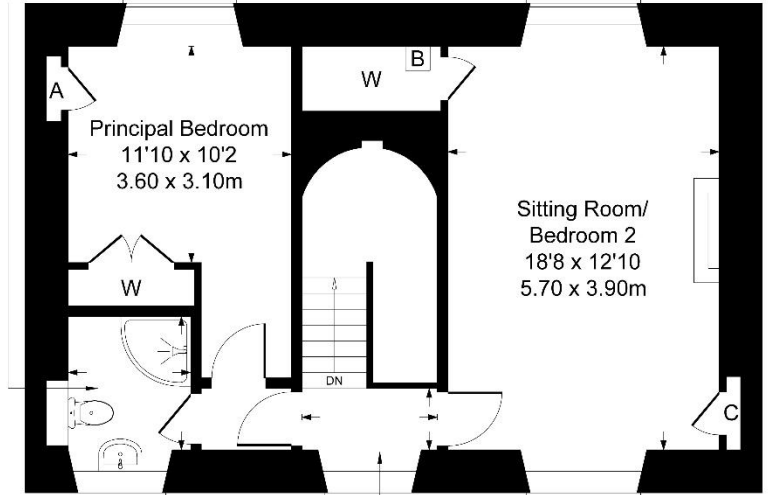


1 Mid Row, Lauder TD2 6SZ

Shower Room
5'7 x 5'7
1.70 x 1.70m
(max)



GROUND FLOOR

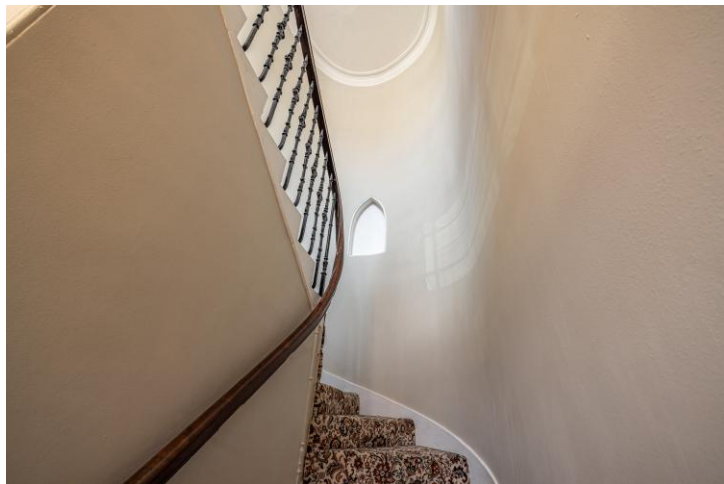


FIRST FLOOR

Landing
6'7 x 4'3
2.00 x 1.30m

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2026



Directions:

For those with satellite navigation the postcode for the property is: TD2 6SZ
Coming from Edinburgh take the A68 South, passing through Pathhead, and enter Lauder. Pass the petrol station and continue through Lauder. On approaching the Town Hall on the right-hand side you will come to 1 Mid Row, located immediately behind it.

From the South, follow the A68 through St. Boswells, Earlston and into Lauder. Continue forward, and 1 Mid Row is the last property on the left-hand side behind the Town Hall.

FURTHER INFORMATION:

Fixtures and Fittings:

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

Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: B

EPC Rating:

Current EPC: D57

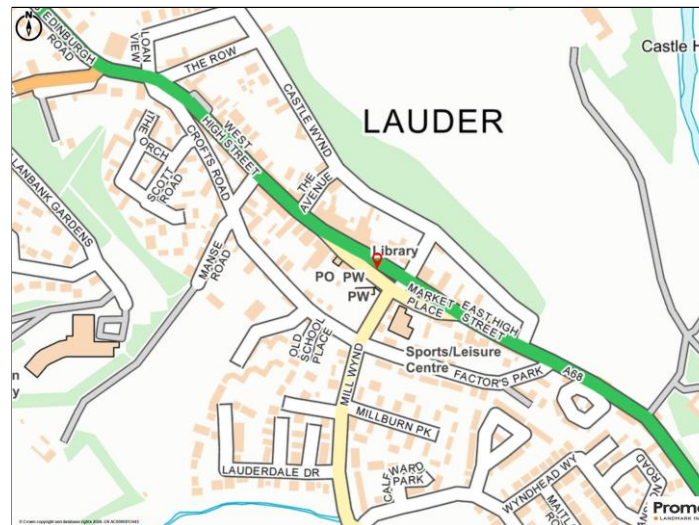
Listings:

1 Mid Row is a 'C' Listed building

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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