



Burnden, Oxton,
Lauder TD2 6RA



An extremely impressive detached villa with large driveway, detached garage and attractive fully enclosed mature private gardens

 5 Bed  2 Bath  2 Reception

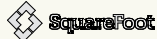
An extremely impressive detached villa with large driveway, detached garage and attractive fully enclosed mature private gardens, situated in the charming village of Oxton and is within easy commuting distance of Edinburgh. The property is immaculately presented throughout, provides flexible and spacious family accommodation over two floors. On the ground floor there is an entrance vestibule, welcoming hall, spacious sitting room with wood burning stove and open plan dining room, a superb modern fitted kitchen with breakfast bar, ideal for casual dining, useful utility room all with access to the large enclosed private rear garden and WC. There are two well proportioned bedrooms which complete the ground floor accommodation. Upstairs there is a principal bedroom with en-suite shower room and built-in wardrobes, two further well proportioned bedrooms and stylish modern family bathroom with bath and separate shower. This stunning family home benefits from gas central heating, double glazing, large driveway which provides off street parking for multiple vehicles and there is a detached garage which provides excellent storage. To the front of the property there is an easily maintained private garden and to the rear there is an attractive enclosed rear garden which is predominantly laid to lawn with large patio area, ideal for entertaining and child friendly. Early viewing is highly recommended.

Features

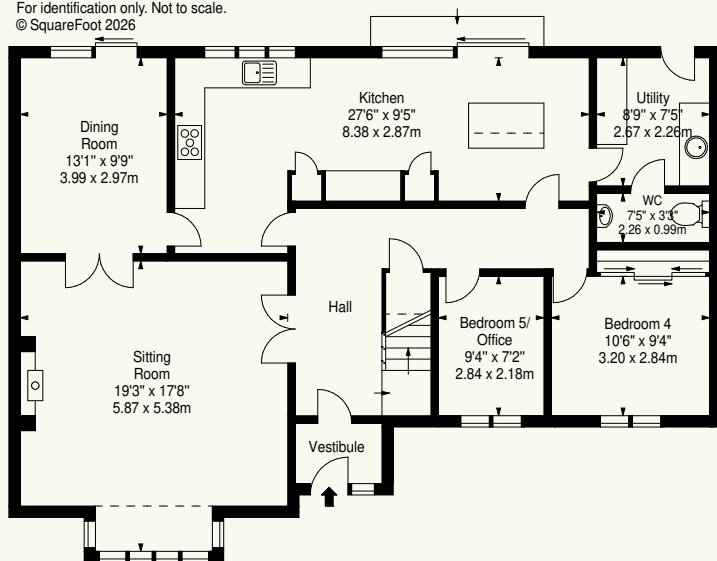
- Entrance vestibule
- Welcoming hall
- Beautifully presented sitting room with wood burning stove and open plan dining room which has direct access to the rear garden
- Superb modern fitted kitchen with breakfast bar and doors leading to the large rear garden
- Utility room with door to the garden
- Separate WC
- Principal bedroom with en-suite shower room
- Four further well proportioned bedrooms
- Modern family bathroom with separate shower
- Gas central heating
- Double glazing
- Mature private gardens to the front and rear
- Large driveway which provides off street parking for multiple vehicles
- Detached private garage which provides excellent storage
- EPC Rating D

Offers Over £445,000

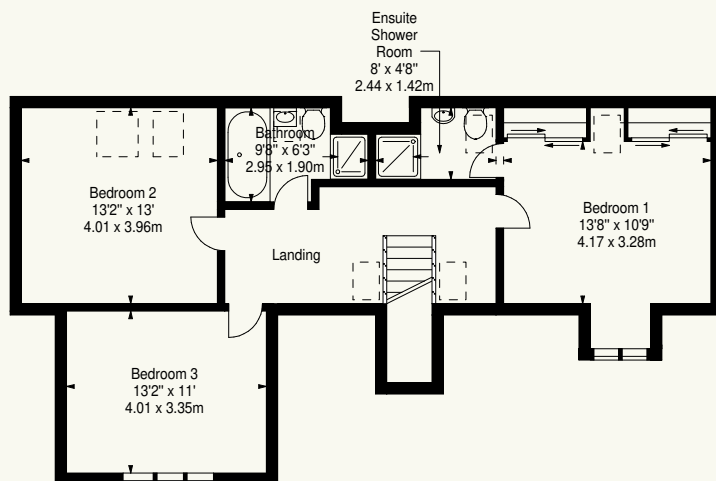
Burden,
Oxton,
Lauder,
Scottish Borders, TD2 6RA



Approx. Gross Internal Area
2005 Sq Ft - 186.26 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Commanding beautiful scenery and views in the heart of the Scottish Borders, Oxton is a charming rural village located just 20 miles southeast of Edinburgh via the A68 and 5 miles from the historic market town of Lauder. Whilst the outdoors enthusiast need look no further, there are plenty of other opportunities for leisure. There is a strong community spirit within the village with occasional organised activities within the community run shop and hall. The local primary school has an excellent

academic reputation, and the area also plays host to a Bird Conservation Centre and Oxton Pottery which has a gift shop and runs regular classes. Secondary schooling is to be found in nearby Earlstoun and Lauder offers further shopping facilities, as well as popular cafes, restaurants and bars.

FOR VIEWING:

By appointment only

Contact Lindsays on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.