



31 Justice Park

OXTON, LAUDER, TD2 6NZ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

With its deceptively spacious layout, abundant natural light, charming wraparound garden, excellent parking and well-presented interiors, this impressive three-bedroom bungalow in the picturesque Scottish Borders village of Oxton offers an appealing home for a wide range of buyers.

A sweeping gravel driveway leads to the front entrance, where a welcoming vestibule opens into a warm and inviting carpeted hallway. From here, the south-west-facing sitting room provides a bright and generously proportioned space in which to relax and entertain. Enjoying views over the garden and direct access through south-facing French doors from the sunroom styled area, it is enhanced by plush carpeting, an electric decorative fire and a neutral décor.

The spacious south-facing breakfasting kitchen is fitted with attractive Shaker-style wall and floor units, complemented by crisp white worktops and integrated appliances, including an eye-level grill and oven and a hob. A useful adjoining utility room provides additional storage and practical workspace, with access to both the garden and integral garage.

A formal dining room, accessed from both the kitchen and hallway, provides an elegant additional reception space and is perfectly suited to entertaining family and friends.



The light and airy principal double bedroom features built-in wardrobes and a well-appointed en-suite shower room.

Two further double bedrooms are also tastefully presented, each benefiting from built-in wardrobes, while both have access to a stylish family bathroom with a separate jacuzzi bath, shower, and bidet.

Outside, the attractive wraparound garden combines a manicured lawn with quality paved areas, creating a private and versatile outdoor space. Gardening enthusiasts will appreciate the addition of two greenhouses and a potting shed, while uninterrupted countryside views provide a wonderfully tranquil backdrop and give the garden a real sense of escape. Off-street parking is provided by the sweeping driveway, together with an integral and a detached garage.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated eye-level grill, oven, hob and extractor fan will be included in the sale. The free-standing fridge, dishwasher, washing machine and tumble dryer will also be included. No warranties can be provided.





PROPERTY FEATURES

- ❑ Three-bedroom bungalow
- ❑ South-west-facing sitting room with garden access
- ❑ Versatile and elegant dining room
- ❑ South-facing breakfasting kitchen
- ❑ Utility
- ❑ Three light-filled double bedrooms, one with en-suite
- ❑ Family bathroom with jacuzzi bath
- ❑ Enclosed wraparound garden
- ❑ Driveway, integral and detached garage
- ❑ Double glazing
- ❑ Oil fired central heating
- ❑ Solar panels
- ❑ EPC - B
- ❑ Council tax band - E
- ❑ Tenure - Freehold

OXTON AND LAUDER

Lying just off the A68, Oxtan is a small and sought-after Scottish Borders village just over four miles from Lauder. It features a village shop and local primary school whilst being in the catchment for the highly regarded Earlston High School.

The popular market town, Lauder lies peacefully on the Leader Water on the western edge of the Lammermuir Hills only 22 miles south-east of Edinburgh. The town has an array of caf  s, artisan retailers, restaurants, and shops to meet daily needs along with a pharmacy, post office, gym, and health centre. Further retail, dining, and leisure amenities are found in nearby Earlston and Galashiels.

There is much for outdoor enthusiasts to enjoy including the Lauder Trail which is approximately 2 km in length and the Southern Upland Way that passes by the town. Historic Baronial Thirlestane Castle, one of the 'seven great houses of Scotland' is open to the public and offers wonderful opportunities for horseriding, shooting, and fishing.

One of the town's most popular summer festivals is the Lauder Common Riding. Held on the first Saturday in August, highlight events include the Annual Election of the Cornet, the Kirking of the Cornet, and the 'Night afore the Morn' Concert.

Stow Train Station, a twenty-minute drive provides convenient access to Edinburgh and Tweedbank as part of the Borders Railway Line. Edinburgh's City Centre is approximately a 45-minute drive via the A68.





Justice Park,
Oxton,
Lauder,
Scottish Borders, TD2 6NZ

SquareFoot

Approx. Gross Internal Area
1582 Sq Ft - 146.97 Sq M
Garages
Approx. Gross Internal Area
435 Sq Ft - 40.41 Sq M
For identification only. Not to scale.
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Let's Talk

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
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