



18 St. Cuthbert's View Offers Over £190,000

Oxton, TD2 6RN



2 bed



1 public



1 bath



Enjoying A Gently Elevated Position Within A Particularly Sweet And Peaceful Cul-de-sac, This Attractive Link-detached Bungalow Offers Lovely Far-reaching Views Across The Charming Village Of Oxton And The Rolling Countryside Beyond.



Enjoying a gently elevated position within a particularly sweet and peaceful cul-de-sac, this attractive link-detached bungalow offers lovely far-reaching views across the charming village of Oxton and the rolling countryside beyond. The setting is wonderfully peaceful, yet remains within easy walking distance of the village's community amenities and transport links.

This is an ideal home for those looking to downsize without compromising on comfort, outdoor space or accessibility, while the excellent road connections provide easy access to Edinburgh and the wider Scottish Borders. The property is neatly presented throughout and opens into a welcoming entrance hall, leading to a fitted breakfasting kitchen, comfortable lounge, two well-proportioned double bedrooms and a modern shower room. The accommodation is practical and easy to maintain, making this an excellent option for those seeking a manageable home in a peaceful country setting.

Externally, the property benefits from a lovely level and enclosed rear garden, with a pleasant seating area providing the perfect spot to relax and enjoy the surrounding outlook. To the front is a garage together

LOCATION

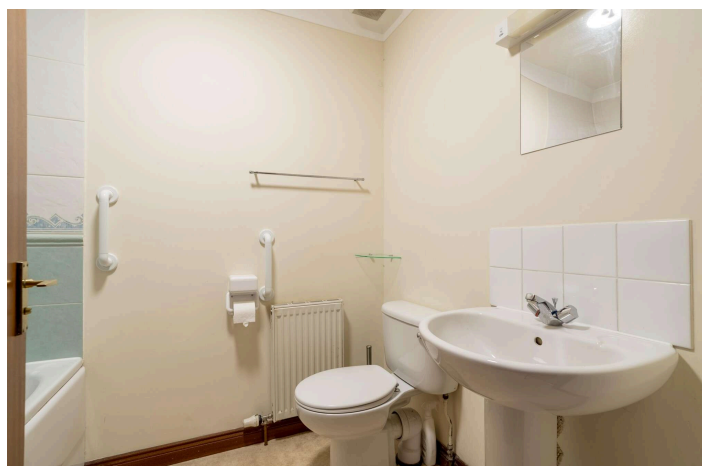
Oxton is a peaceful country village situated just outside the popular Borders town of Lauder, conveniently positioned off the A68 and providing excellent connections towards Edinburgh and the wider Borders. Lauder offers a wonderful sense of community, with a busy calendar of events and activities for all ages, alongside a thriving high street with an excellent selection of independent businesses. These include an award-winning butcher, bakery, fruit and vegetable shop, bistro and two popular coffee shops, providing all the essentials for day-to-day living. The area is steeped in history, with nearby Thirlestane Castle, a magnificent 16th-century castle set within beautiful meadowland and the historic family home of the Duke of Lauderdale. The surrounding countryside provides an abundance of peaceful walking routes, while the annual Tour de Lauder attracts cyclists from across the country. For commuters, the property is particularly well placed, with easy access to the A68 both north and south of the Border. Stow and the Borders Railway are also readily accessible, with Stow Station approximately a 10-minute drive away, providing a direct rail connection towards Edinburgh.

ACCOMODATION SUMMARY

Ground Floor: Entrance Hall • Breakfasting Kitchen • Lounge • Two Double Bedrooms • Shower Room

HIGHLIGHTS

- Attractive link-detached bungalow
- Peaceful cul-de-sac setting
- Elevated position with far-reaching countryside views
- Ideal for downsizers
- Breakfasting kitchen and comfortable lounge



- Level, enclosed rear garden with seating area
- Garage and private off-street parking
- Short walk to village amenities and transport links
- Convenient for Lauder and the A68
- Beautiful surrounding countryside and excellent walking opportunities

ADDITIONAL INFORMATION

All floor and wall coverings, fitted appliances are included in the sale price.

SERVICES

Mains water, electric and drainage. Oil fired central heating, double glazed.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating D

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 £190,000 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.