

40 Justice Park

OXTON, LAUDER, TD2 6NZ



Impressive three-bedroom detached bungalow in the village of Oxtton, surrounded by beautiful views of the countryside



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McEwan Fraser Legal is delighted to present this impressive three-bedroom detached bungalow in the village of Oxton, surrounded by beautiful views of the countryside. The property is in walk-in condition, providing the perfect family home, sitting on a generous plot.

THE LIVING ROOM



Internally the property briefly comprises of an entrance hall leading into the large living room with wooden flooring, a log fire and bayed windows showcasing the countryside. Adjacent to the living room is a large dining room which is generously sized for entertaining guests and leads directly into the impressive kitchen.

THE DINING ROOM



THE KITCHEN & UTILITY



The kitchen has been tastefully designed to include modern aspects like the top-of-the-range induction hob on the centre island, whilst keeping the look of a kitchen to fit a country home.





Down the hall, you find the three double bedrooms, all with built-in wardrobes and the master with a modern three-piece bathroom suite. The main family bathroom is also located next to the master bedroom. A study can also be found here, offering the much-needed working-from-home space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



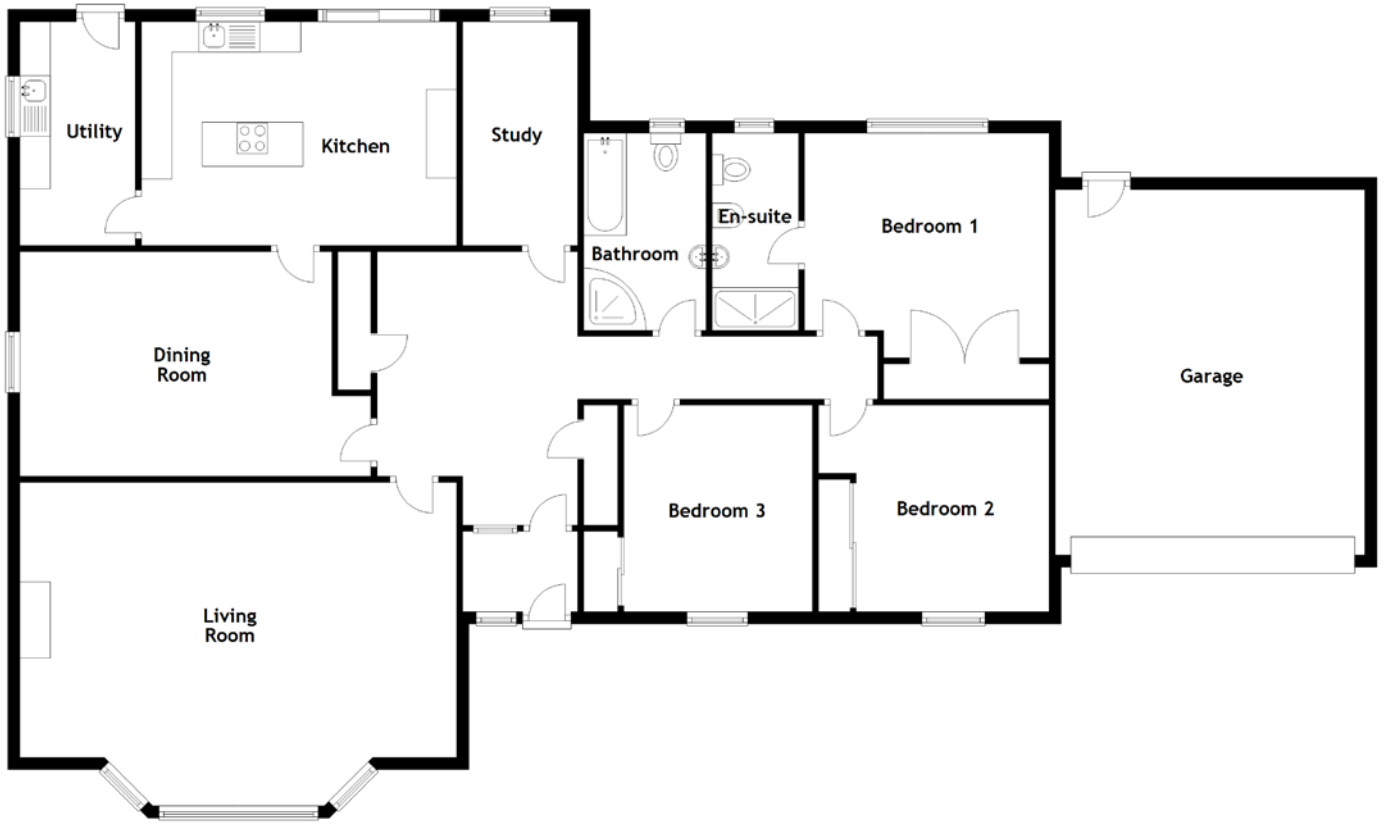
Externally, the property benefits from a large garden that is currently fitted with decking and well-maintained grass to the rear, perfect for the Summer barbecue. Lastly, a large garage fitted with an 'EV' charging point can be found attached to the side of the property.

This is a rare opportunity to acquire a rural bungalow in a fantastic location.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

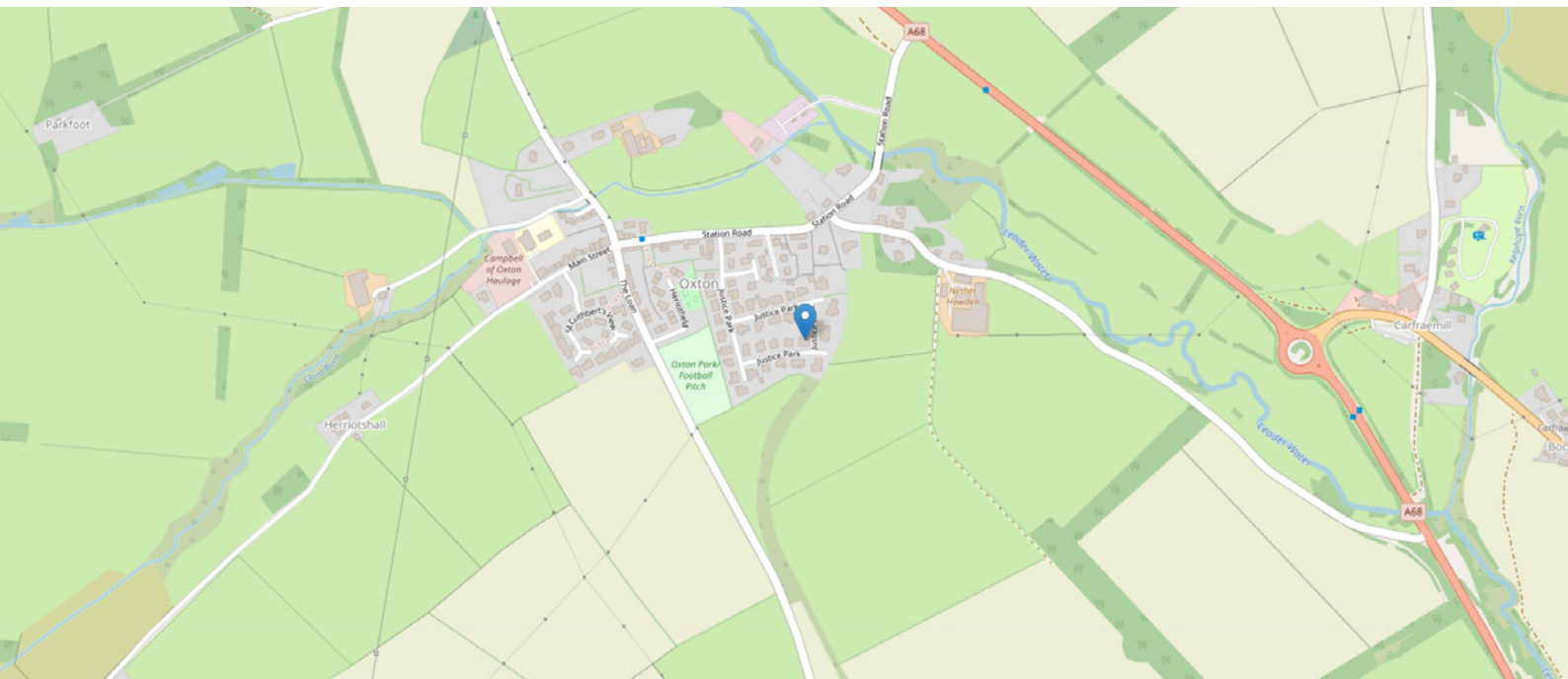


Approximate Dimensions (Taken from the widest point)

Living Room	7.18m (23'7") x 4.52m (14'10")
Dining Room	5.77m (18'11") x 3.69m (12'1")
Kitchen	5.20m (17'1") x 3.68m (12'1")
Utility	3.68m (12'1") x 1.90m (6'3")
Bathroom	3.24m (10'8") x 2.01m (6'7")
Bedroom 1	4.02m (13'2") x 3.69m (12'1")

En-suite	3.24m (10'8") x 1.42m (4'8")
Bedroom 2	3.79m (12'5") x 3.30m (10'10")
Bedroom 3	3.39m (11'2") x 3.10m (10'2")
Study	3.68m (12'1") x 1.89m (6'2")
Garage	6.00m (19'8") x 5.09m (16'8")

Gross internal floor area (m²): 160m²
EPC Rating: D



THE LOCATION

Oxton lies just a short distance north of Lauder, which lies off the A68 main road and is in easy commuting distance of Edinburgh lying only approximately 16 mile south of the Edinburgh City By-pass. Oxton itself is a thriving village which is surrounded by the most superb open countryside and mature farmland. It has a community run village shop and hall, with plans for redevelopment to the hall to incorporate the shop. There is also a hotel/bar, which is currently being refurbished as well as the highly regarded Channelkirk Primary School in the village.



Oxton: cc-by-sa/2.0 - © Kevin Rae - geograph.org.uk/p/175378





Lauder is extremely popular with commuters to Edinburgh’s City centre and the surrounding towns due to the excellent road network, which is on hand. There is an abundance of local attractions including Thirlestane Castle. There is a village hall and community centre, an excellent variety of specialist shops and a general store, with highly regarded restaurants and coffee shops also within the town itself.

The surrounding countryside offers first-class outdoor pursuits which include horse riding, dog walking, picnic areas, fishing and shooting. There are also established clubs and organisations which cater for both adults and children.



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