McEwan Fraser Legal
Solicitors & Estate Agents

Burnside Cottage

OXTON, LAUDER, TD2 6PP



TRADITIONAL BORDERS CHARM MEETS CONTEMPORARY FAMILY LIVING IN THIS BEAUTIFULLY EXTENDED FOUR-BEDROOM COTTAGE



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McEwan Fraser Legal is delighted to present Burnside Cottage, a charming and deceptively spacious four-bedroom cottage occupying an attractive position on the edge of the picturesque Borders village of Oxton. Combining traditional character with contemporary comforts, this beautifully maintained home offers generous and flexible accommodation, complemented by a delightful south-facing garden and attractive countryside views. The property has been thoughtfully extended and modernised, creating a home that is ideally suited to modern family life while retaining many of the original features that give a traditional cottage its distinctive appeal.

The accommodation is presented in excellent condition throughout, with contemporary décor providing a fresh, neutral backdrop to the property's period features. An entrance porch opens into a welcoming hallway, which provides access to the principal ground-floor accommodation.

The Property

The generous dining kitchen is undoubtedly one of the property's highlights. A traditional Rayburn sits within the original fireplace, creating an attractive focal point and reinforcing the cottage's country character. A comprehensive range of bespoke wall-mounted and base units provides excellent storage and preparation space, complemented by integrated appliances and ample room for a substantial dining table. French doors open directly onto the garden, letting natural light flood the room and creating a strong connection between the indoor and outdoor spaces.











The spacious living room is another particularly appealing feature, with exposed wooden flooring and an original fireplace housing a working open fire. The room has excellent levels of natural light and offers generous proportions, with ample space for a variety of furniture arrangements, making it equally suitable for everyday family life and entertaining.







A significant addition to the property is the ground-floor extension, which provides a further bedroom and a contemporary shower room. This additional accommodation greatly enhances the house's flexibility. While ideally suited as a fourth bedroom, it could equally serve as a separate family room, guest accommodation or a dedicated home office. The shower room on the same level is particularly convenient and adds to the property's appeal for families with changing accommodation needs.









A staircase leads to the first-floor landing, where a skylight floods the space with natural light.



The principal bedroom is a generously proportioned double room, featuring exposed wooden flooring and windows overlooking the countryside and terraced garden. There is ample space for a large bed and supporting bedroom furniture. Two further well-proportioned double bedrooms provide excellent additional accommodation, with one enjoying garden views and benefiting from a substantial storage cupboard.









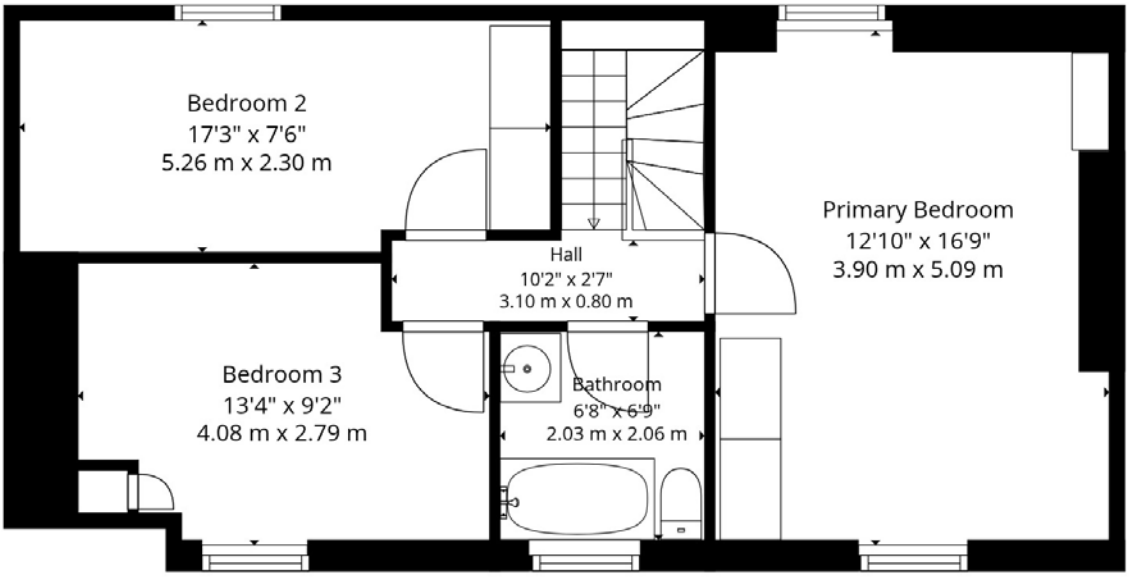


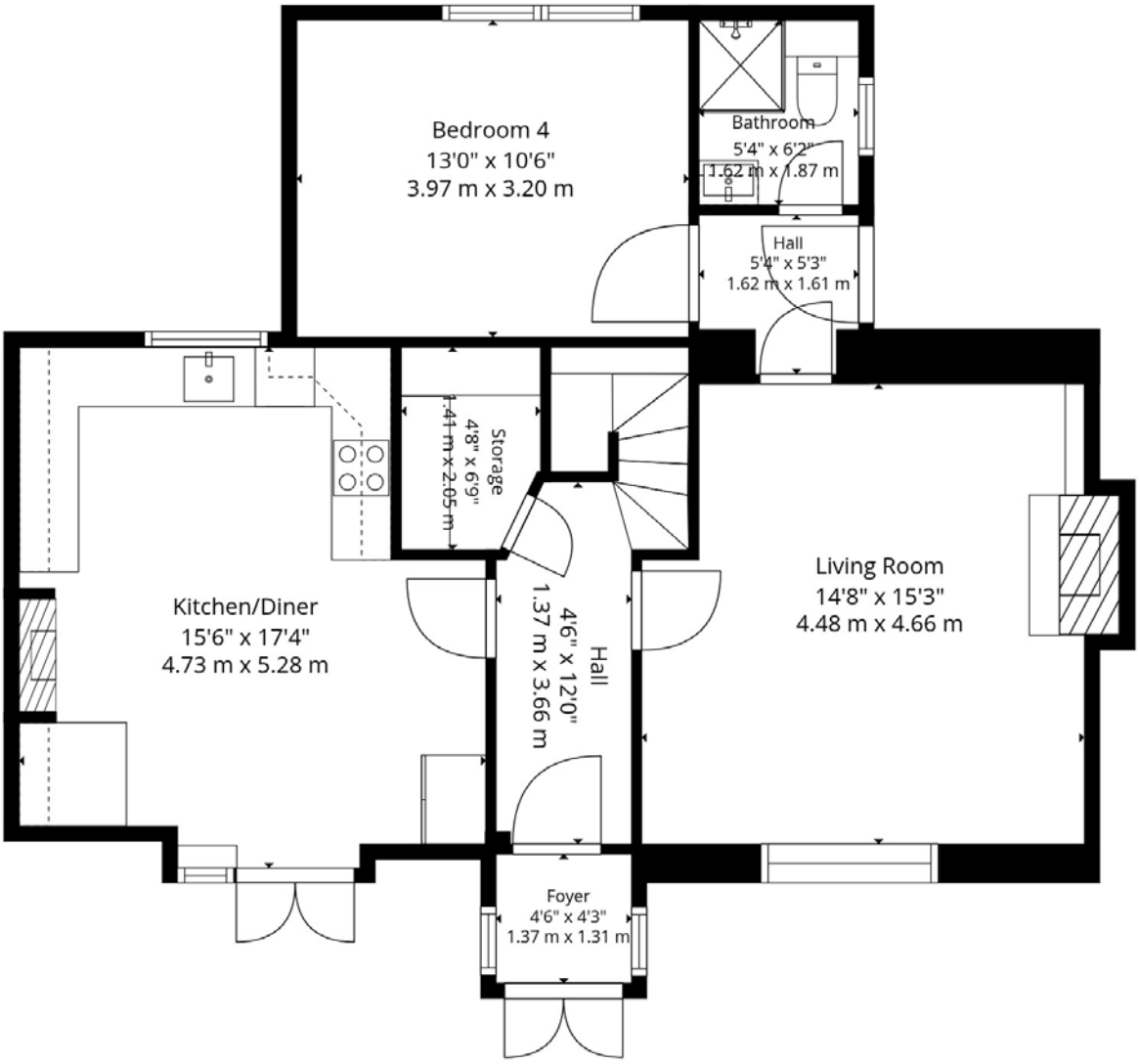


The family bathroom retains an attractive traditional character while incorporating contemporary fittings, including a modern bath with shower facilities. The updated fixtures and period-inspired detailing create a space that feels both practical and sympathetic to the cottage's original charm.

An extensive attic space running along the length of the property provides further storage. Accessed by a Ramsay ladder, the attic is floored and insulated, with windows, power and lighting, offering substantial additional storage and potential for alternative uses, subject to any necessary consents.

The Property





Gross internal floor area (m^2): 122m^2

EPC Rating: D

Floor Plan



Externally, Burnside Cottage benefits from a delightful south-facing garden, arranged over a series of terraces that make the most of the property's elevated outlook and surrounding scenery. The different levels provide attractive spaces for outdoor seating, dining and relaxation, with the southerly aspect offering excellent opportunities to enjoy the sunshine. A substantial garden shed provides useful additional storage.

The property further benefits from oil-fired central heating and double glazing, while the combination of traditional features, contemporary presentation and the substantial ground-floor extension makes this a particularly versatile family home.

Burnside Cottage offers an excellent opportunity to acquire a characterful, beautifully maintained home in a peaceful village setting, with the space and flexibility of a modern family property without sacrificing the charm and individuality of a traditional Borders cottage. With attractive countryside on the doorstep and Edinburgh within commuting distance, the property offers an appealing balance between rural living and everyday convenience.

The Property











Oxton is a charming and picturesque village nestled in the heart of the Scottish Borders, surrounded by beautiful rolling countryside and offering an appealing balance of rural tranquillity and everyday convenience. Positioned on the edge of the village, the property enjoys a delightful semi-rural setting, with easy access to open countryside while remaining within comfortable reach of local amenities and excellent transport connections.

The village itself has a welcoming community atmosphere and is home to a popular local primary school, village hall and traditional village pub. The surrounding countryside offers an abundance of opportunities for walking, cycling and outdoor pursuits, with the nearby Lammermuir Hills providing a spectacular backdrop and miles of scenic routes to explore.

The Location



The neighbouring town of Lauder, approximately five miles away, provides a wider selection of everyday amenities, including independent shops, cafés, restaurants, a supermarket and additional schooling options. The historic Borders towns of Melrose and Galashiels are also within easy reach, offering more extensive shopping, leisure and recreational facilities.

Despite its peaceful rural setting, Oxton is particularly well positioned for commuters. The nearby A68 provides a convenient route north towards Edinburgh and south through the Borders, making the village an attractive option for those seeking a country lifestyle without sacrificing accessibility. Edinburgh city centre is approximately 25 miles away, while the Borders Railway at Stow offers an alternative connection to the capital.

Combining beautiful countryside, a strong sense of community and excellent accessibility, Oxton offers an enviable lifestyle for families, professionals and anyone looking to escape the pace of city living while remaining well connected to Edinburgh and the wider Scottish Borders.

The Property



Image credit: https://www.openstreetmap.org/

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