




McEwan Fraser Legal

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Broombank

OXTON, LAUDER, BORDERS, TD2 6PL

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A CHARMING MID-TERRACE COTTAGE WITH AMPLE OFF-STREET PARKING AND A PRIVATE REAR GARDEN

Oxton lies just a short distance North of Lauder, which lies off the A68 main road is a thriving market town which is surrounded by the most superb open countryside and mature farmland. Lauder is extremely popular with commuters to Edinburgh's City centre and the surrounding towns due to the excellent road network. It should also be noted that the property is twenty minutes from Edinburgh bypass

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

This attractive cottage benefits from a pleasant rural setting with a private rear garden and is just a short drive to Edinburgh. Ideal for a first time purchase or equally suitable as a holiday/second home or easily managed home to downsize to.

Presented in good order the layout is well planned and versatile with a spacious lounge, which is large enough for multiple items of furniture. The well-fitted kitchen features floor and wall mounted storage, an electric hob, as well as space for a washing machine

general store, with highly regarded. Further restaurants and coffee shops also within the town itself.

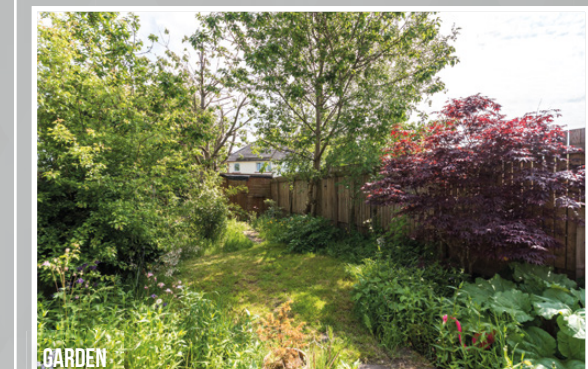
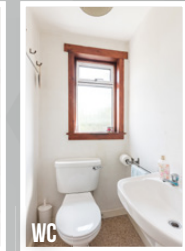
The surrounding countryside offers first-class outdoor pursuits which include horse-riding, dog walking, picnic areas, fishing and shooting.

There are also established clubs and organisations which cater for both adults and children. There is a nursery and primary schooling which are located within Lauder itself, with the highly regarded secondary school of Earlston a short distance away.

and a large fridge freezer.

Upstairs there is a landing with plenty of storage space and two good sized bedrooms, one of which features a built-in storage. Finally, the property is completed with the family bathroom which features a basin, toilet and a bath with a fitted overhead shower.

Outside, there is a pleasant gated private garden to the rear, with garage located a short walk away. Early viewing is recommended.



SPECIFICATIONS

LAYOUT/DIMENSIONS/LOCATION



Approximate Dimensions (Taken from the widest point)

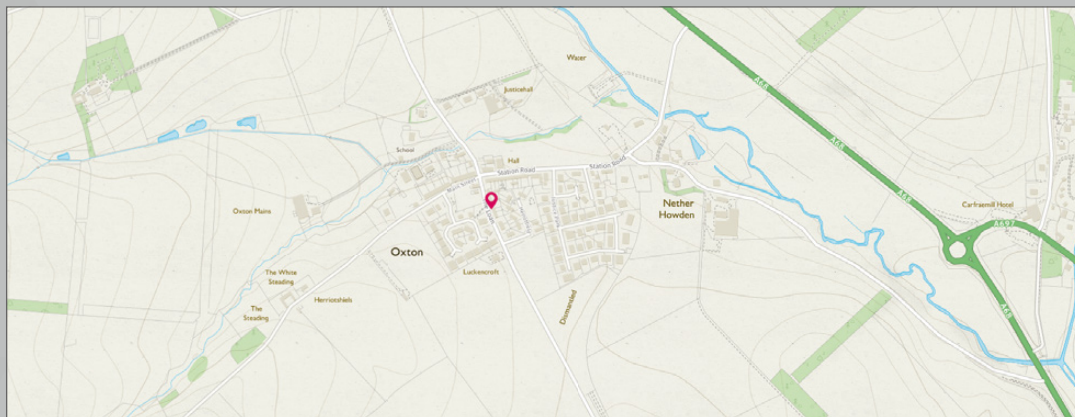
Lounge	4.67m (15'4") x 3.65m (12')
Kitchen	3.48m (11'5") x 2.93m (9'7")
Bedroom 1	3.86m (12'8") x 3.71m (12'2")
Bedroom 2	3.66m (12') x 3.39m (11'1")
Bathroom	2.36m (7'9") x 1.56m (5'1")
WC	1.46m (4'9") x 1.10m (3'7")

Gross internal floor area (m²) : 75m²

EPC Rating : E

Extras (Included in the sale)

Floor coverings, light fittings, blinds and integrated kitchen appliances.



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Text and description
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