

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



# 1 Netherhowden Cottages, Oxtou

TD2 6PR

**Guide Price £95,000**



1 Netherhowden Cottages is a deceptively spacious end-terraced property, enjoying a pleasant village setting, less than half an hours drive from Edinburgh. The property would benefit from a degree of mainly cosmetic upgrading but offers lots of potential to form an ideal family home in a great location. Viewing recommended.



# 1 Netherhowden Cottages, Oxton

TD2 6PR

Guide Price £95,000

Hall  
Lounge  
Kitchen  
Dining Room/Downstairs Bedroom  
Two Double Bedrooms  
Large Upper Hall  
Bathroom

Electric Heating  
Double Glazing

Garden  
Drive

## Location

The property is located within the small village of Oxton, set off the A68, providing quick and easy access to routes both north and south bound. The village enjoys an active community life and offers a range of local facilities including a highly regarded primary school. The location of the property will ideally suit those who seek the tranquillity or a rural lifestyle, but need the convenience of easy access to Borders towns and Edinburgh city centre, which is within comfortable commuting distance. The nearby town of Lauder provides a good range of local amenities, with secondary schooling provided at the top performing Earlstoun High School, and there are numerous activities on hand for those with an interest in country pursuits.

## Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

## Services

Mains water and electricity. Private drainage. Electric heating, double glazing.

## EPC

E

## Viewing

Strictly by appointment with the Selling Agent.

## Entry

By mutual agreement.



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

**Galashiels Call 01896 758311**

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

Also at  
Galashiels,  
Jedburgh,  
Hawick,  
Kelso,  
Melrose,  
Peebles,  
Selkirk,  
Tel 01896 758 311  
Tel 01835 863 202  
Tel 01450 3723 36  
Tel 01573 400 399  
Tel 01896 822 796  
Tel 01721 723 999  
Tel 01750 723 868

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

