

Galashiels
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Burnden, Carfraemill, Oxton

TD2 6RA

Guide Price £340,000



Situated only a 40 minute drive from Edinburgh, Burnden is a contemporary and extremely well-proportioned detached family home, located in a stunning semi-rural area, just off the main A68 trunk road through the Borders. The property is presented in immaculate order throughout and benefits from an abundance of attractive and additional features including the fantastic Wren dining kitchen, modern bathroom & en-suite, multi-fuel stove in the lounge, detached garage, large fully enclosed garden and gated driveway with secure parking for several vehicles. Early viewing of this lovely property is an absolute must in order to fully appreciate and avoid disappointment.



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Vestibule
Hall
Lounge
Dining Room
Dining Kitchen
Utility Room
Downstairs WC
Master Bedroom with En-Suite
Four Further Bedrooms
Family Bathroom

LPG Central Heating
Multi-Fuel Stove in Lounge
Double Glazing

Large Garden
Detached Double Garage
Gated Driveway



Location

The property is located in the small hamlet of Carfraemill, on the outskirts of the village of Oxtan, just off the A68, providing quick and easy access to routes both north and south bound. The area 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, which is within easy commuting distance. The nearby town of Lauder provides a good range of local amenities, with secondary schooling provided at the top performing Earlston 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

Private water and drainage. Mains electricity. LPG central heating, double glazing.

EPC

D

Council Tax Band

F

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Galashiels
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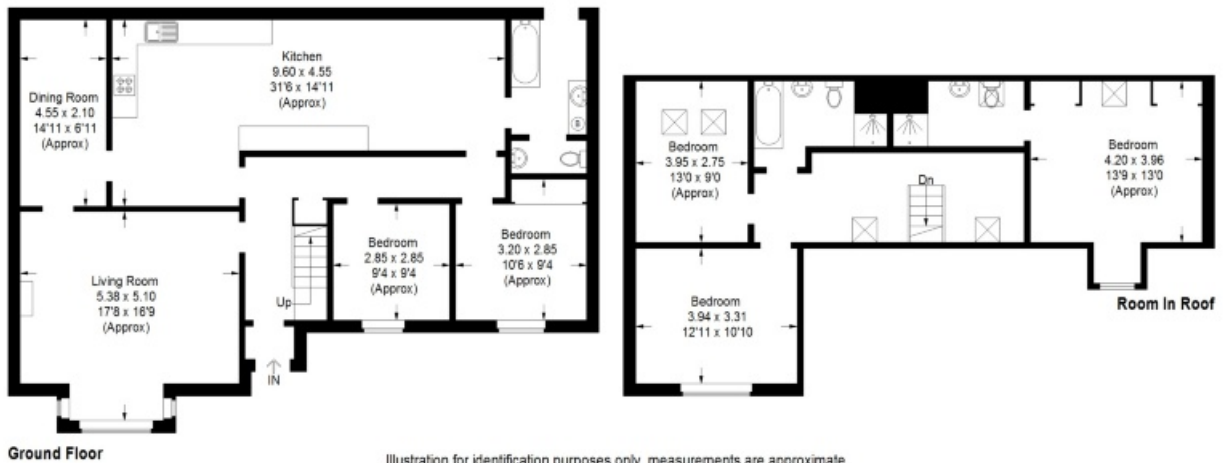
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Approximate Gross Internal Area = 182.9 sq m / 1969 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID663952)

Full members of:



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.