

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 5 Justice Park, Oxton

TD2 6NZ

**Offers Over £245,000**



5 Justice Park is an attractive detached bungalow which is located within a quiet residential cul de sac in the popular village of Oxton, well placed for the A68 providing quick and easy access to routes both north and south bound. The property boasts a well proportioned layout, with connecting doors through the lounge, dining room and kitchen giving good continuity, and it is presented in good order. Outside, there are well kept gardens to the front and rear with a drive and garage ensuring there is plenty of private parking.





# 5 Justice Park, Oxton

TD2 6NZ

**Offers Over £245,000**

Accommodation  
Hallway  
Lounge with bay window  
Dining Room  
Kitchen  
Utility Room  
WC  
Two Double Bedrooms  
Bathroom  
Gardens to front & rear  
Drive  
Garage  
LPG central heating  
Double Glazing





**Location:**

The property is located within the small village of Oxtou, set off the A68, enjoying an active community life and offering a range of local facilities. The location of the property would ideally suit those who seek the tranquility of 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 available in Earlston, 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

**Services:**

Mains drainage, water, and electricity. LPG central heating. Double Glazing.

**EPC:**

E

**Viewing:**

By appointment with the Selling Agents.

**Council Tax Band:**

E





Interested in this property?  
**Galashiels**  
Call 01896 758311

27 Market Street,  
Galashiels, TD1 3AF  
Phone: 01896 758311  
Fax: 01896 758112  
Email: gala@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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



### 5 Justice Park, Oxtom, TD2 6NZ

Approximate Gross Internal Area = 99.4 sq m / 1070 sq ft

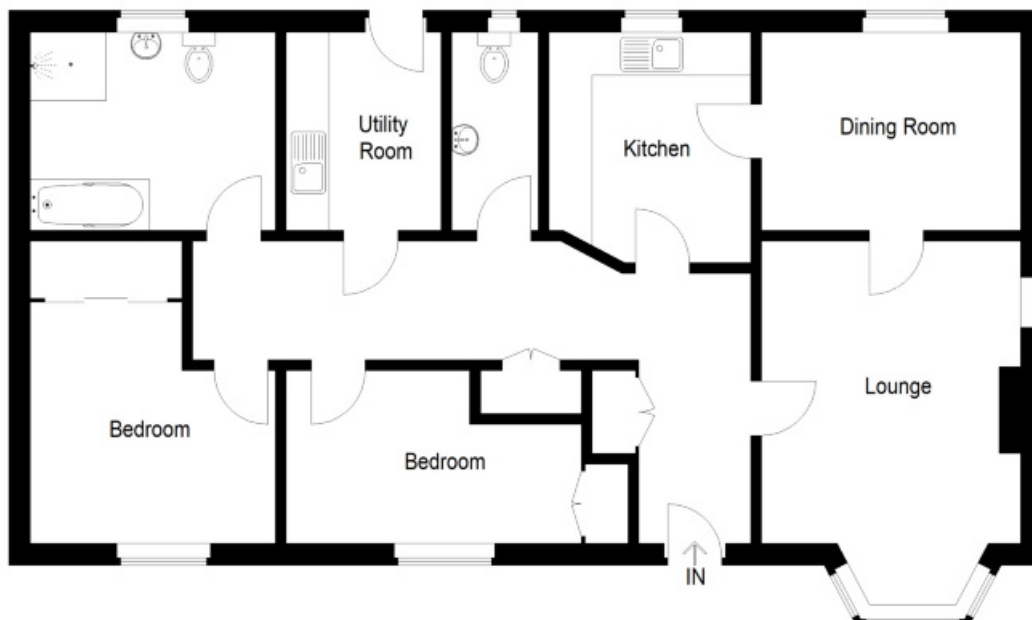


Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 818471)

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.