

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Braehead Cottage, Hartside, Oxtoun

TD2 6PU

Guide Price £275,000



Braehead Cottage is a charming semi-detached home nestled in the picturesque hamlet of Hartside, near Oxtoun in the beautiful Scottish Borders. Surrounded by breathtaking countryside, the cottage enjoys a peaceful rural setting while still offering superb accessibility—just minutes from the A68, providing a direct route into Edinburgh. The property is presented in extremely good order throughout and offers spacious accommodation including a welcoming porch, hallway, cosy lounge, kitchen, sun room, bathroom and three generously sized double bedrooms. Externally, the cottage is set within a delightful and very private garden extending to approximately one acre, featuring a large driveway, garage and a number of useful sheds and outbuildings—ideal for those seeking space, privacy and a taste of country living. Early viewing is strongly advised.



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Porch
Hall
Lounge
Kitchen
Sun Room
Three Double Bedrooms
Bathroom

Bio Mass Heating
Double Glazing

Large Garden - Approximately 1 Acre
Large Drive
Various Sheds and Outbuildings



Location

The property is located a short distance from the village of Oxtou, 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 Earlston High School, and there are numerous activities on hand for those with an interest in country pursuits.

Fixtures & Fittings

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

Services

Private water and drainage, private borehole, mains electricity. Bio mass central heating, double glazing.

EPC

E

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

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

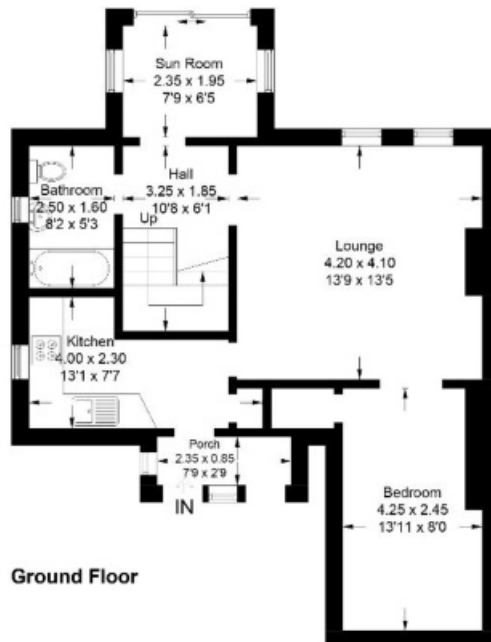
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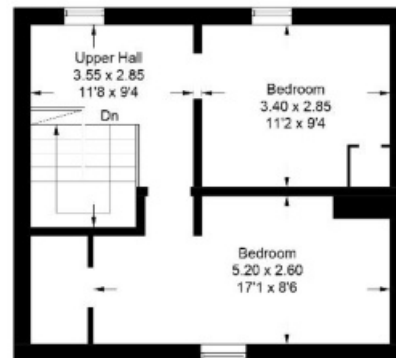


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Approximate Gross Internal Area = 90.9 sq m / 978 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (I1224854)

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.