

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



24 Justice Park

Oxton, TD2 6NZ

Offers Over £395,000



A beautifully presented detached bungalow tucked away in a quiet cul de sac within the charming village of Oxton. This is a home that immediately feels generous, both in space and in atmosphere, offering a wonderfully flexible layout to suit a range of lifestyles. At its heart is a large open plan lounge and dining room, anchored by a cosy wood burning stove and flowing seamlessly into a bright, welcoming sun room — the perfect spot to unwind or enjoy the garden outlook. The contemporary dining kitchen is fitted with an excellent range of modern units and features patio doors that open directly onto the rear garden, creating an easy indoor/outdoor connection. There are three well proportioned bedrooms, with the master enjoying its own ensuite for added comfort and privacy. A standout feature is the detached garden room — an ideal home office, creative studio, or peaceful retreat. The surrounding gardens have been thoughtfully designed for ease of maintenance, offering attractive outdoor space without the upkeep. Completing the picture is a detached garage and driveway, providing excellent storage and parking. A superb opportunity to enjoy spacious single level living in a tranquil village setting.



24 Justice Park

Oxton, TD2 6NZ

Offers Over £395,000

Accommodation:

Vestibule
Entrance Hall
Lounge/Dining Room with wood burning stove
Sun Room
Contemporary Dining Kitchen
Utility
Master Bedroom with En-Suite
Two Further Bedrooms
Bathroom

Detached Garden Room

Garage
Driveway



Location

The property is located in the small village of Oxtou, a peaceful village which is just off the A68, providing quick and easy access to routes both north and south bound with a direct bus route providing a connection between Galashiels and Edinburgh. There is a useful village store as well as the Tower Hotel which serves food, and 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 tranquility of a rural lifestyle, but need 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 & Fittings

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

Services

Mains drainage, water, and electricity. Oil fired central heating. Double Glazing.

EPC Rating

C

Entry

By mutual agreement

Viewings

By appointment with the Selling Agent



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

**Interested in this property?
Call 01896 822796**

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



24 Justice Park, Oxtou, TD2 6NZ

Approximate Gross Internal Area = 141.0 sq m / 1518 sq ft
Garage / Garden Room = 31.9 sq m / 343 sq ft
Total = 172.9 sq m / 1861 sq ft

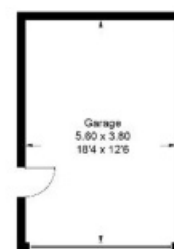


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273319)

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.