

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 6 Heriot Field, Oxton, TD2 6PJ

**Offers Over £160,000**



Situated in the popular village of Oxton, this semi-detached property offers well-proportioned accommodation and would make an excellent choice for families or those seeking a home within easy commuting distance of Edinburgh. The ground floor comprises a welcoming lounge, a kitchen/diner providing ample space for everyday living and entertaining, a conservatory overlooking the rear garden, and a shower room. Upstairs, the first floor offers three generous double bedrooms, providing flexible accommodation for growing families or those requiring additional space for home working. Externally, the property benefits from both front and rear gardens, a driveway providing off-street parking, a garage, and a useful garden room offering a variety of potential uses, subject to the buyer's requirements. The property is presented in good order throughout and offers an opportunity for a purchaser to update and personalise to their own taste over time. With its generous accommodation, outdoor space, and convenient location for access to Edinburgh, this home has plenty of potential.



# 6 Heriot Field, Oxton,

TD2 6PJ

**Offers Over £160,000**

Ground Floor:  
Entrance Hall  
Shower Room  
Lounge  
Kitchen  
Conservatory

First Floor:  
Hall  
3 Double Bedrooms

Garden Room  
Front & Rear Garden  
Garage  
Driveway

LPG fired boiler  
Double Glazing



### Location

The property is located within the small 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 tranquility 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 blinds, curtains, carpets and floorcoverings, light fittings, kitchen fittings, white goods and bathroom fittings.

### Services

Mains drainage, water, electricity. Private LPG supply. LPG fired boiler. Double Glazing.

### EPC

E

### Council Tax Band

C

### Viewing

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement.



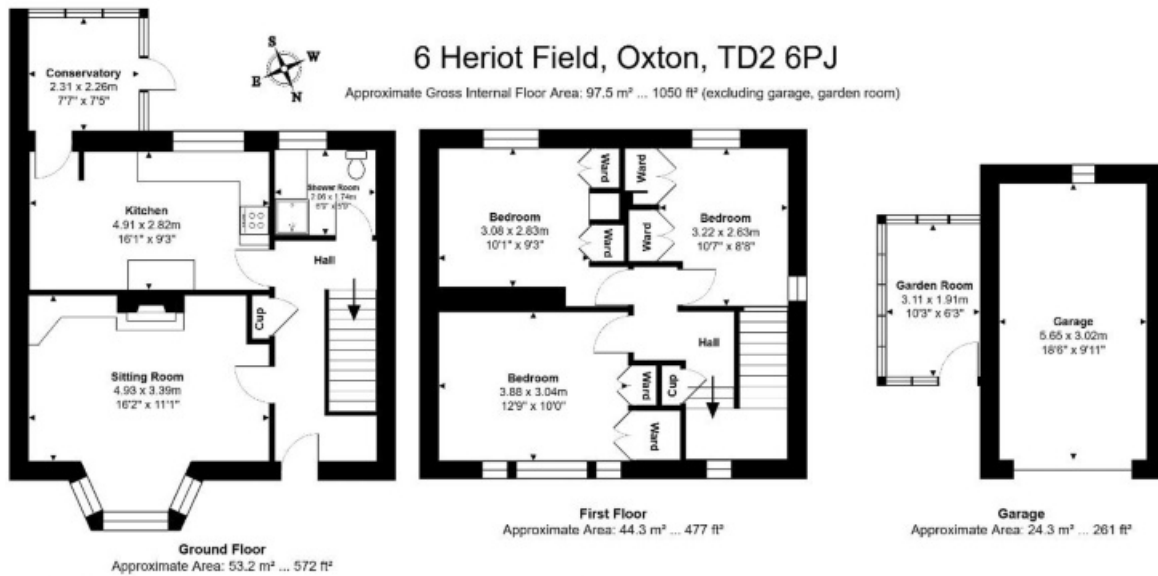
Interested in this property?  
**Call 01896 758311**

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
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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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.