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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

ATTRACTIVE 5 BEDROOMED DETACHED HOUSE

SITUATED WITHIN A QUIET RESIDENTIAL AREA,
TUCKED AWAY ENJOYING A PEACEFUL SETTING
YET ONLY 22 MILES FROM EDINBURGH

THE PROPERTY IS IN GOOD DECORATIVE ORDER THROUGHOUT AND BOASTS A SPACIOUS
AND ADAPTABLE LAYOUT WHICH IS IDEALLY SUITED TO THOSE SEARCHING FOR AN
EASILY MANAGED FAMILY HOME.

OUTSIDE, THE PROPERTY SITS UPON A GOOD CORNER PLOT WITH GARDENS TO THE
FRONT, SIDE AND REAR, WHILST A DRIVE AND GARAGE PROVIDE CONVENIENT PRIVATE
PARKING

33 JUSTICE PARK, OXTON, **NEAR LAUDER TD2 6NZ**



FIXED PRICE £285,000

ENTRANCE HALL, LOUNGE, DINING KITCHEN, UTILITY,
DINING ROOM, 5 BEDROOMS (2 EN-SUITE), BATHROOM
GOOD SIZED GARDENS. GARAGE. DRIVE

OIL CENTRAL HEATING AND DOUBLE GLAZING

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
Directors: DA Harrison (Chairman); J.T Brockbank; J Dixon ; JJ Dixon; IJ Heslop A.I.A (Scot);
J Hope; RE Jackson; K Jarman; S Robertson F.I.A EST (Scot); B Walton; JT Wilson

D W Bulman F.R.I.C.S.
Estate Agency Manager
I M Graham
Company Secretary

ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018

Location

The property is located within the small village of Oxton, set off the A68, enjoying an active community life and offering a range of local facilities and primary schooling. The location of the property will ideally suit those who seek the tranquillity of a rural lifestyle, but need the convenience of easy access to Border 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.

Travelling into Oxton off the A68, veer right at the brow of the hill travelling along Station Road, taking a left turn where signposted into Justice Park.

ACCOMMODATION

GROUND FLOOR

Large Entrance Hall

Living Room



18'0" x 14'3" with large bay window

Dining Room

11'0" x 9'2"

Kitchen



18'1" x 9'11" with fitted kitchen units, integrated gas cooker, integrated fridge. Breakfast bar. French doors leading into garden.

Utility Room

10'1" x 5'4" with washing machine and tumble dryer.

Bedroom 1



17'9" x 10'11" with En-Suite Shower Room. Fitted cupboards/wardrobes.

Bedroom 2

12' x 10'1". Fitted cupboards/wardrobes

Bedroom 3

10'6" x 10'2". Fitted cupboards/wardrobes.

IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to these properties. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.

Bathroom



9'9" x 7' with corner shower, bath, wash hand basin and W.C.

FIRST FLOOR

Bedroom 4



14'8" x 15'6" with **En-Suite Shower Room**

Bedroom 5



10'11" x 14'8"

OUTSIDE



The property sits upon a good corner plot providing gardens to the front and rear which are mainly laid to lawn for ease of maintenance. A drive and garage provide private parking.



SERVICES

Mains drainage, water and electricity. Telephone. Oil central heating. Double glazing. Ample power points throughout.

FIXTURES AND FITTINGS

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

VIEWING

Through the Agents, Hopes of Wigton
016973 43641

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