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SOLICITORS & ESTATE AGENTS



41 JUSTICE PARK

OXTON, SCOTTISH BORDERS TD2 6NZ



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WELCOME TO

41 JUSTICE PARK, OXTON

Representing an ideal family home in the rural Scottish Borders village of Oxtan, this generous detached house offers four bedrooms, multiple living areas, a large breakfasting kitchen/family room, three bathrooms, and a separate WC, all well-presented with modern interiors and tasteful décor. Externally, owing to the home's large plot, it is accompanied by expansive gardens, a detached double garage, and a multi-car driveway.

The home's front door is conveniently tucked under a porch and opens into a practical entrance vestibule, flowing through to an inviting hallway with built-in storage and a WC. Here, the property's tasteful interiors are immediately introduced with neutral décor and wood flooring.



FEATURES

- Substantial detached house in Oxtan
- Entrance vestibule and hall with storage and WC
- Large living room with a multi-fuel stove
- Breakfasting kitchen/family room with utility room and boot room
- Formal dining room
- Spacious, versatile sunroom
- Multipurpose mezzanine level bedroom/home office
- Four well-proportioned double bedrooms
- Two en-suite shower rooms
- Four-piece family bathroom
- Extensive, beautifully maintained gardens
- Decking area with Hot Tub included
- Detached double garage and multi-car driveway
- Gas central heating and double glazing



LIVING ROOM AND SUN ROOM

On your right, you step into a living room, occupying a particularly generous footprint and illuminated by a wealth of glazing, including a full wall of large windows with doors opening onto the garden. The living room also features a warming multi-fuel stove. Double doors from here open into sun room, offering a second relaxed sitting area with various options for use, such as a play room or a family TV room.



BREAKFASTING KITCHEN/FAMILY ROOM

AND FORMAL DINING ROOM

Returning back through the living room, you reach a dining room, offering the perfect setting for sit-down family meals and entertaining, ideal for those who love to host dinner parties! The dining room is also conveniently connected to the kitchen, which comes well-appointed with a wide range of contemporary slate-grey cabinetry, ample workspace, and splashback panelling.





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A range cooker takes centre stage in the kitchen, whilst integrated appliances comprise an extractor fan, a dishwasher, a microwave, and an American-style fridge/freezer that is neatly housed within the cabinets. A breakfast bar caters for morning coffee and socialising while cooking, with the rest of the room providing space for a lounge or casual dining area. A utility room supplements the kitchen, housing additional cabinetry and workspace, and affording access to a boot room.



BEDROOMS

FOUR WELL-PROPORTIONED DOUBLE BEDROOMS

Two of the bedrooms are found on the ground floor, with the remaining two on the first floor, alongside the mezzanine level room which could also be utilised as a bedroom, if desired. One of the ground-floor bedrooms is supplemented by an en-suite shower room – ideal for those requiring sleeping and washing facilities on the lower floor. The first-floor bedrooms are accompanied by excellent built-in wardrobes, with one also featuring an en-suite shower room.



BEDROOMS ARE ACCOMPANIED
BY EXCELLENT BUILT-IN
WARDROBES, WITH ONE
ALSO FEATURING AN EN-SUITE
SHOWER ROOM.





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THE BATHROOMS

*TWO EN-SUITE SHOWER
ROOMS AND A FOUR-PIECE
FAMILY BATHROOM*

Finally, a family bathroom completes the accommodation on offer and comprises a corner shower enclosure, a separate extra-large bathtub, a basin set into vanity storage, a WC, and a bidet.

The home is kept warm by gas central heating, in addition to electric underfloor heating in bathrooms, sunroom, utility and boot room, and benefits from double-glazed windows throughout.



Externally, the home is perfectly supplemented by extensive gardens to the front, side, and rear, with the latter notably boasting a sunny aspect and including a large, well-maintained lawn, a raised decked terrace with a sunken hot tub, and a leafy border of trees and hedges, as well as wonderful open views of the surrounding farmland, offering ultimate peace and tranquility. Excellent private parking is provided by a detached double garage and a multi-car driveway. One of the garage doors is currently inoperative and will be sold in "as-is" condition.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



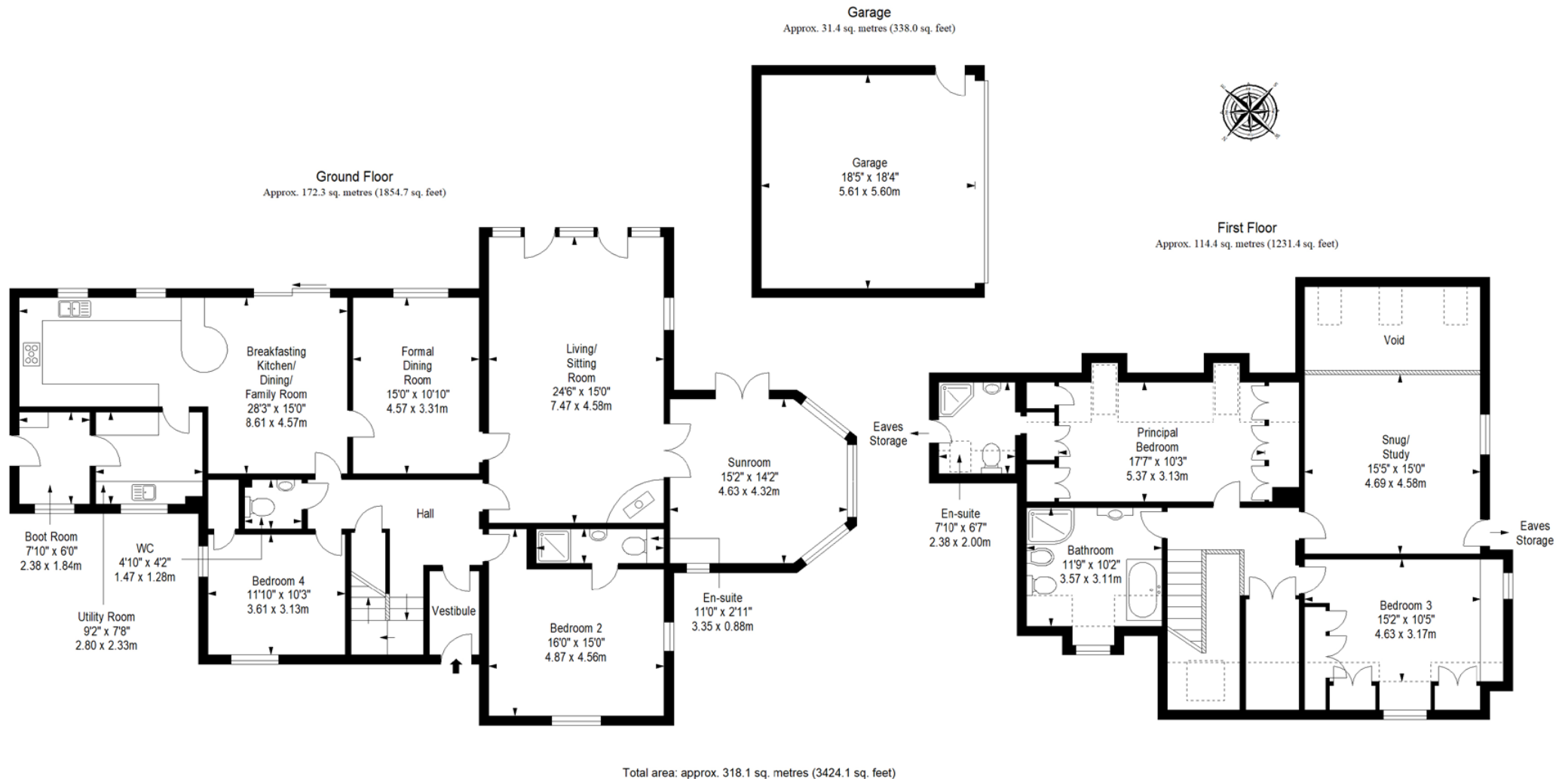


THE AREA

OXTON, SCOTTISH BORDERS

The historic village of Oxton, located 4 miles north of Lauder and 23 miles southeast of Edinburgh, enjoys a tranquil, rural setting in the beautiful Scottish Borders. Conveniently located just off the A68 arterial route only 20 minutes drive from Edinburgh City Bypass, the village is popular with commuters looking to escape to the country, and the Borders Railway provides further rail transport between Edinburgh and the Borders. The peaceful yet thriving village has retained its rural charm and provides a quality of life that is becoming increasingly rare. The village is served by the community shop, which sells newspapers, fresh groceries and much more to locals and passing trade, as well as a mobile Post Office service. The Tower Pub serves drinks and evening meals over the weekends, and the nearby Carfraemill Hotel is open 7 days a week. Nearby Lauder offers all the amenities of a modern town, including a Co-op convenience store, banks, pubs, restaurants, a library, and medical facilities. Further amenities can be found just a 20-minute drive away north towards Dalkeith, of course, Edinburgh's shops, nightlife and other attractions are within easy reach. Early years and primary education are provided at Channelkirk Primary School in Oxton, while secondary pupils are educated at highly regarded Earlston High School. Oxton is well-positioned for a wide range of outdoor pursuits in the surrounding countryside, including walking, fishing, golfing and horse riding, and the village itself boasts a wide range of community clubs and associations

FLOORPLAN



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