



Mill View is an immaculately presented four-bedroom detached house situated in a charming semi-rural location, only a mile from the village of Oxton, and around twenty minutes to the Edinburgh City Bypass.

Set in around half an acre with river frontage the garden and attractive rural views are a particular feature along with plentiful parking and an extensive patio area.

Lying across two levels, the accommodation which could also be extended, comprises four bedrooms, an ensuite shower room, a bathroom, a large full length sitting room with dining area, a breakfasting kitchen, a utility room and a downstairs wc. With good storage throughout, the property also benefits from double glazing throughout.

Externally, the driveway leads down to a large gravel sweep to the front providing ample private parking. There is a large lawn with a variety of shrubs, fruit trees, specimen silver birch trees, and roses to the front bed. To the rear lies a large garden, mainly laid to lawn with a small orchard and a generous patio which is accessed directly from the sitting room. The pretty river frontage is a particular feature with areas to sit out on either bank to enjoy the sunshine and the views. There are also three garden sheds included in the price offering good external storage.

Given its location, potential to extend and great outside space Mill View should be viewed to be appreciated.

Edinburgh is easily accessible via the A68, as are most Border towns and the North of England, with Border Buses providing an hourly service to Edinburgh and Newtown St. Boswells. The Borders Railway, runs from Tweedbank to Edinburgh, with a stop at Stow which is approximately nine miles away, allowing you to get to most parts of Scotland by train from Edinburgh.

Edinburgh 23 miles. Earlston 11 miles. Lauder 4 miles. Melrose 15 miles.

(All distances are approximate)

Location:

Mill View is situated approximately one mile from the charming village of Oxton, and only four miles North of the historic Borders town of Lauder. Situated halfway between the Lammermuir Hills and the River Tweed, the area is surrounded by beautiful rolling countryside. The village of Oxton has a primary school, a small shop, a bird sanctuary with pottery, and a village hall; whilst the town of Lauder provides an extensive range of amenities ranging from a variety of specialist shops, small supermarket, a butchers, a coffee shop/art gallery, and a couple of well-known hotels. The thriving old mill town of Galashiels is fourteen miles to the South West and offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer.

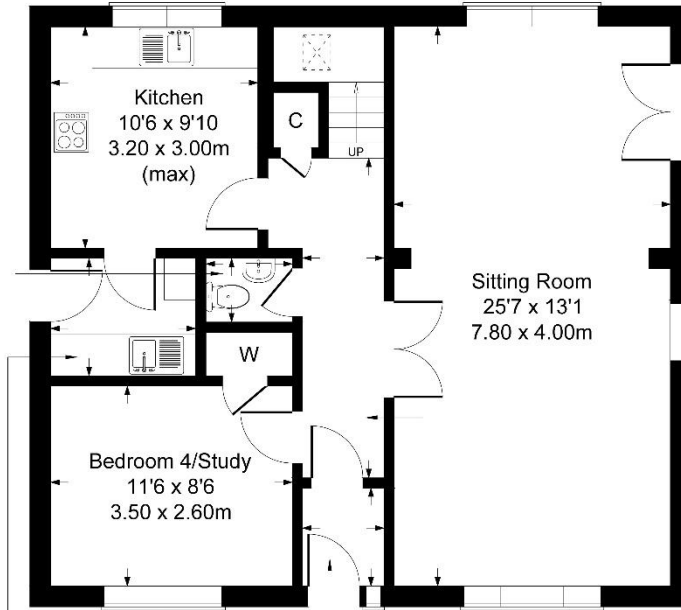
Local tourist attractions include Thirlestane Castle on the southern side of Lauder, nearby Mellerstain House, and Abbotsford House on the outskirts of Melrose. There are also a variety of outdoor pursuits in the area that include fishing, rough and syndicated shooting, horse riding, golf, mountain biking and a selection of walks, not just in the immediate area across through the Scottish Borders. Local schools include Channelkirk primary school, and Earlston High School. The Borders General Hospital lies just outside the town of Melrose which is only fifteen miles away, with Oxton sitting in an easily accessible area with Edinburgh, only twenty-three miles away, and in easy reach via the A68, which also provides links to the north of England. The Borders railway, runs from Tweedbank to Edinburgh, has a stop at Stow which is approximately nine miles away, allowing you to get to most parts of Scotland by train from Edinburgh.

Edinburgh International airport which lies on the Western fringes of Edinburgh is approximately thirty miles away.



Mill View, Carfraemill, Lauder TD2 6RA

WC
4'3 x 2'11
1.30 x 0.90m
(max)



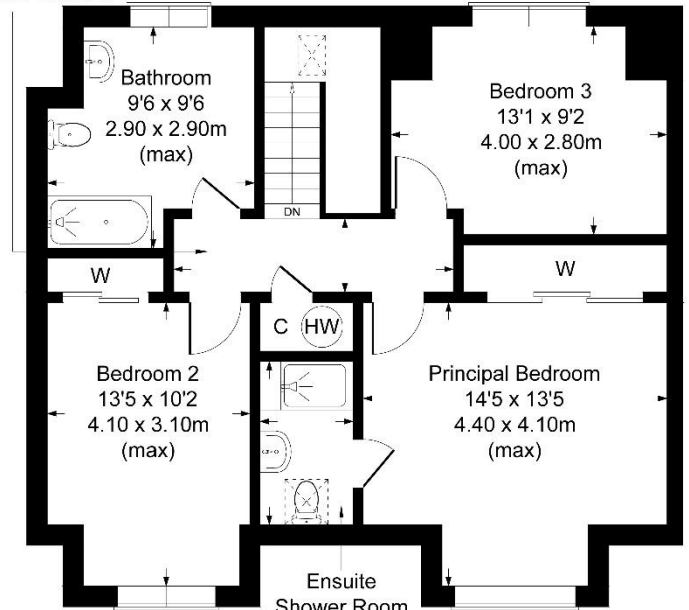
Utility Room
6'11 x 5'7
2.10 x 1.70m
(max)

Vestibule
3'11 x 3'7
1.20 x 1.10m

Reception Hall
14'9 x 3'7
4.50 x 1.10m

GROUND FLOOR

Landing
12'10 x 2'11
3.90 x 0.90m



Bathroom
9'6 x 9'6
2.90 x 2.90m
(max)

Bedroom 3
13'1 x 9'2
4.00 x 2.80m
(max)

Bedroom 2
13'5 x 10'2
4.10 x 3.10m
(max)

Principal Bedroom
14'5 x 13'5
4.40 x 4.10m
(max)

Ensuite
Shower Room
7'10 x 3'10
2.40 x 1.10m
(max)

FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2024



Directions:

For those with satellite navigation the postcode for the property is: TD2 6RA
Coming from Edinburgh take the A68 South, passing through Pathhead, and proceed over Soutra to the roundabout at Carfraemill. Take the first exit and turn immediately left after the hotel and then first right into the driveway entrance to Mill View, directly opposite the hotel.

From the South, follow the A68 through Lauder, and to the roundabout at Carfraemill. On reaching the roundabout take the second exit and on passing the hotel, turn immediately left and then first right into the driveway entrance to Mill View, directly opposite the hotel.

FURTHER INFORMATION

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, shared private water supply, septic tank drainage, electric heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: E

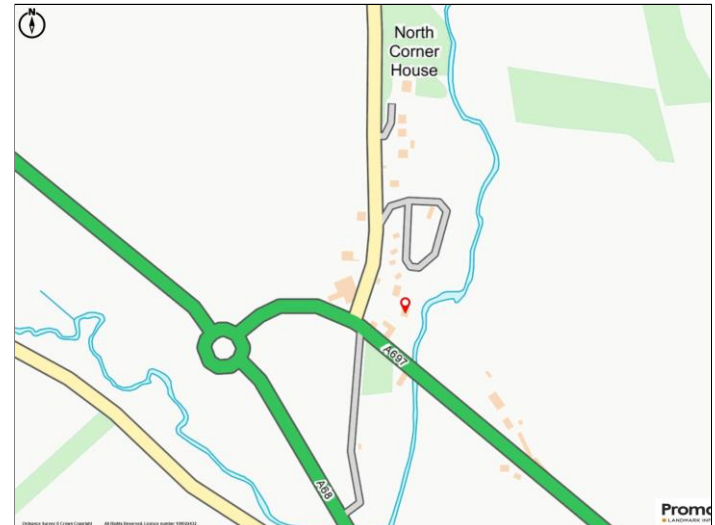
EPC Rating:

Current EPC: E41

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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