



22 Justice Park is an immaculately presented and deceptively spacious four-bedroom detached house situated in the popular village of Oxtoun. Only four and a half miles North of the historic Borders town of Lauder, it is within easy commuting distance of Edinburgh.

Located within a strong primary and secondary school catchment the property benefits from private parking, an integral garage and a fabulous and well laid out garden which is a particular feature.

Internally, the deceptively spacious accommodation lies across two levels and comprises four bedrooms, an ensuite shower room, a bathroom, a further shower room, a sitting room, a sun room with dining area, and kitchen off, a utility room and a downstairs wc. With fitted wardrobes in three of the bedrooms and loft ladder access to the attic offering more storage the property also has double glazing, oil fired central heating providing a welcoming and warm family home.

Externally, the property has private driveway parking to the front of the integral garage. With garden ground to the front, the charming garden to the rear is a particular feature. Mainly laid to lawn with borders, there is a double patio either side of the sun room extension providing an excellent space for more informal entertaining. The large garden shed offers further storage and is included in the price.

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

Edinburgh 23 miles. Earlston 12 miles. Lauder 4.5 miles. Melrose 16 miles.

(All distances are approximate)

Location:

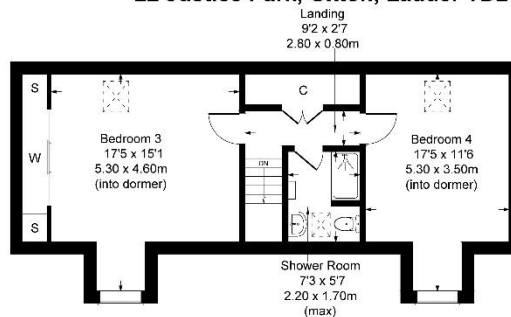
22 Justice Park is situated in the charming village of Oxtoun, which is only four and a half miles North of the historic Borders town of Lauder, which is situated halfway between the Lammermuir Hills and the River Tweed and is surrounded by beautiful rolling countryside. The village of Oxtoun has a primary school, a village shop, a small hotel, a bird sanctuary with pottery and a cafe, and a village hall; along with the popular Carfraemill Hotel under a mile away; whilst the town of Lauder provides an extensive range of amenities ranging from a variety of specialist shops, small supermarket, coffee shop/art gallery, petrol station and the well-known Black Bull hotel. The thriving old mill town of Galashiels fifteen miles to the South West 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 that cross through the Scottish Borders. Local schools include the local primary school, and Earlston High School. The Borders General Hospital lies just outside the town of Melrose which is only sixteen miles away, with Oxtoun 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, and has a stop at Stow which is approximately ten miles away, allowing you to get to most parts of Scotland by train from Edinburgh.

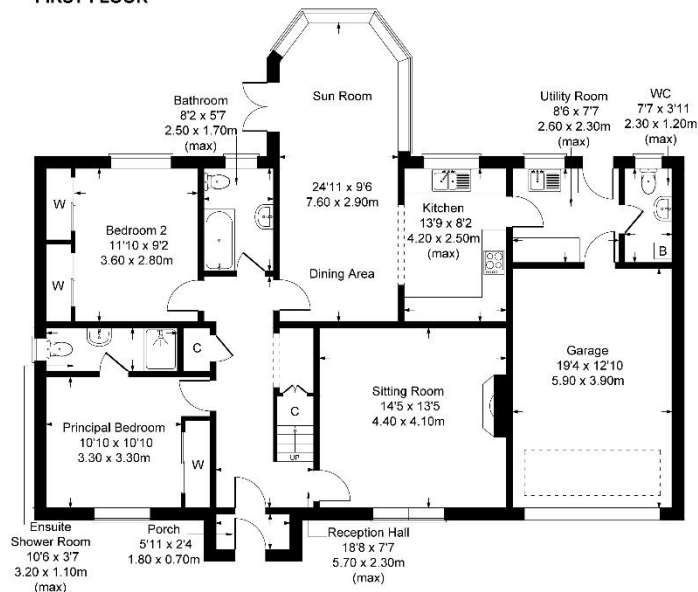
Edinburgh International airport which lies on the Western fringes of Edinburgh is approximately thirty miles away.



22 Justice Park, Oxton, Lauder TD2 6NZ



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2025



Directions:

For those with satellite navigation the postcode for the property is: TD2 6NZ
Coming from Edinburgh take the A68 South, passing through Pathhead, and proceeding over Soutra. Before you approach the roundabout at Carfraemill, you will take a right turn into the village of Oxtoun, which can be seen from the A68 travelling South. Follow the road round to the right and halfway through the village turn left into Justice Park. Proceed forward and take the second left turn. Number 22 is the fourth property on your right-hand side.
From the South, follow the A68 through Lauder, and over the roundabout at Carfraemill. Go over the roundabout and take the next left turning for Oxtoun, following the aforementioned directions.

FURTHER INFORMATION**Fixtures and Fittings:**

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

Services:

Mains electricity, mains water, mains drainage, oil fired central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: E

EPC Rating:

Current EPC: D64

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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