



Finchlea is an immaculate three/four-bedroom detached bungalow 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 0.4 acres of garden ground, and a paddock extending to approximately 1.5 acres there are fabulous rural views which are a particular feature along with plentiful parking and a double garage.

Lying across one level, the beautifully appointed accommodation comprises three bedrooms, one with ensuite shower room and walk-in wardrobe, a bathroom, a sitting room, a dining room/fourth bedroom, a sun room, a dining kitchen, a utility room, and a wc.

With excellent storage throughout, the property also benefits from double glazing and a gas fire in the sitting room.

Externally, the property is accessed through attractive stone pillars and wrought iron gates to plentiful driveway parking to the front of the double garage. Sitting in around 0.4 acres of well-maintained garden grounds which are mainly laid to lawn with extensive hedging, there are raised beds to the rear which are well stocked with flowering plants, shrubs and small trees. The paddock of around 1.5 acres is a particular feature with a double loose box stable with tack room, benefitting from power and water, it is a perfect paddock for a horse, and immediately adjoins the property.

Given its location, and great outside space Finchlea 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:**

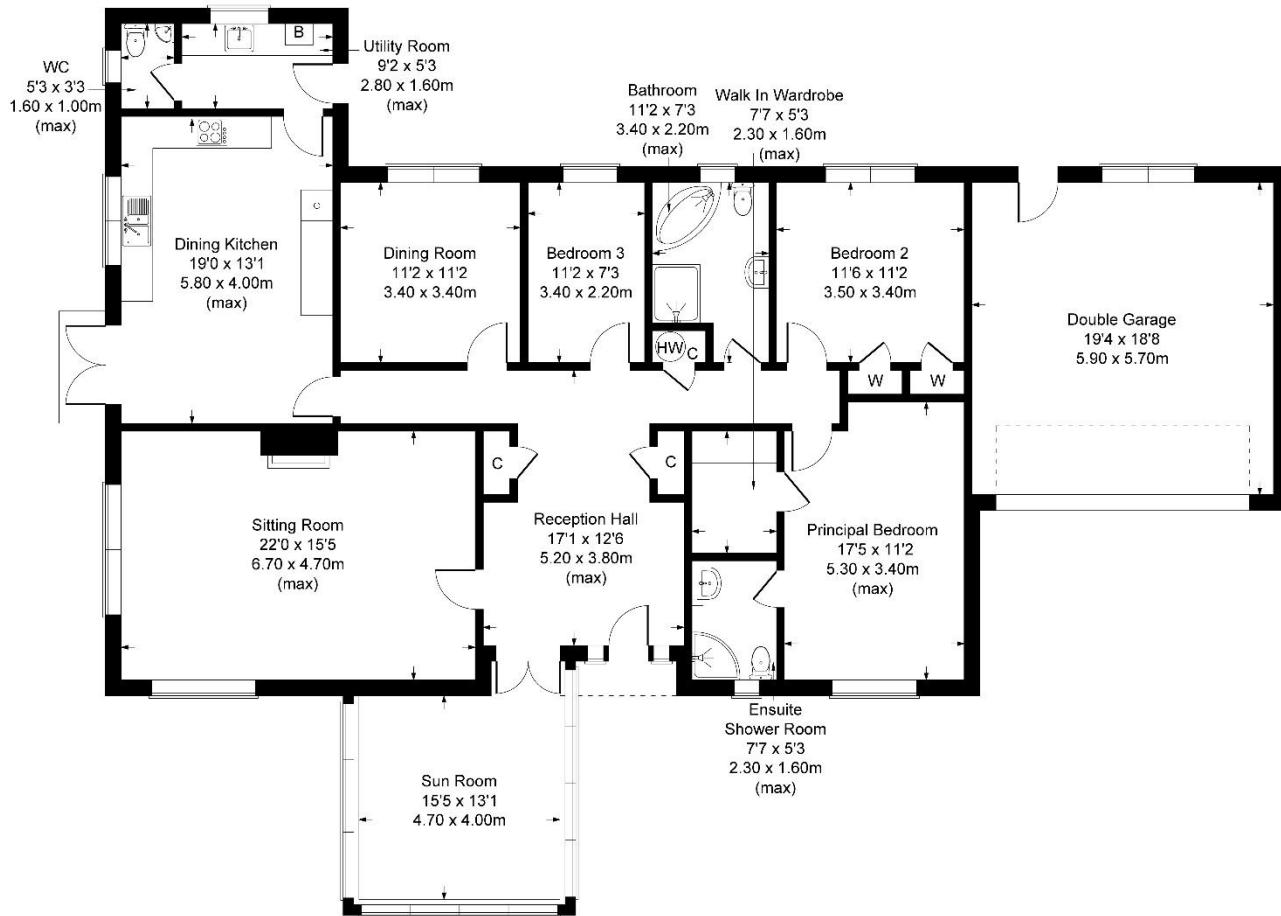
Finchlea is situated approximately one mile from the charming village of Oxton, and only four miles North of the historic Borders town of Lauder. Situated halfway between the Lammermuir Hills and the River Tweed, the area is surrounded by beautiful rolling countryside. The village of Oxton has a primary school, a small shop, a bird sanctuary with pottery, a small hotel 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.



Finchlea, Carfraemill, Oxton TD2 6RA



GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY  
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### 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 proceed past the turn-off for the hotel. Go over a small bridge and take the next left, and bear left into the gated entrance for Finchlea.  
From the South, follow the A68 through Lauder, and to the roundabout at Carfraemill. On reaching the roundabout take the second exit and proceed past the turn-off for the hotel and follow the above 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 supply, shared septic tank drainage, LPG fired central heating, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: G

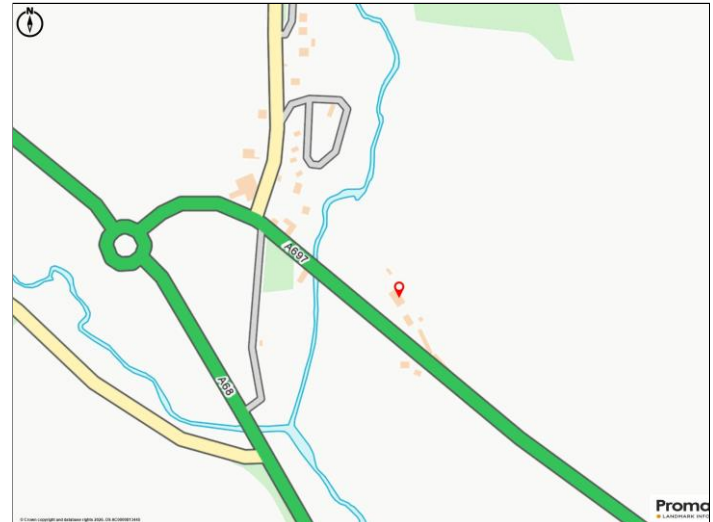
#### EPC Rating:

Current EPC: E52

#### 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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