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# 24 Justice Park

Oxton, TD2 6NZ

**Offers Over £395,000**



A beautifully presented detached bungalow tucked away in a quiet cul de sac within the charming village of Oxton. This is a home that immediately feels generous, both in space and atmosphere, offering a wonderfully flexible layout to suit a range of lifestyles. At its heart is a large open plan lounge and dining room, anchored by a cosy wood burning stove and flowing seamlessly into a bright, welcoming sun room - the perfect spot to unwind or enjoy the garden outlook. The contemporary dining kitchen is fitted with an excellent range of modern units and features patio doors that open directly onto the rear garden, creating an easy indoor - outdoor connection. There are three well proportioned bedrooms, with the master enjoying its own ensuite for added comfort and privacy. A standout feature is the detached garden room - an ideal home office, creative studio, or peaceful retreat. The surrounding gardens have been thoughtfully designed for ease of maintenance, offering attractive outdoor space without the upkeep. Completing the picture is a detached garage and driveway, providing excellent storage and parking. A superb opportunity to enjoy single level living in a tranquil village setting.




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Accommodation:
Vestibule
Entrance Hall
Lounge/Dining Room with wood burning stove
Sun Room
Contemporary Dining Kitchen
Utility
Master Bedroom with En-Suite
Two Further Bedrooms
Bathroom

Detached Garden Room
Garage
Driveway

**Location:**
The property is located in the small village of Oxton, a peaceful village which is just off the A68, providing quick and easy access to routes both north and south bound with a direct bus route providing a connection between Galashiels and Edinburgh. There is a useful village store as well as the Tower Hotel which serves food, and the area enjoys an active community life and offers a range of local facilities including a highly regarded primary school. The location of the property will ideally suit those who seek the tranquility of a rural lifestyle, but need convenience of easy access to Borders towns and Edinburgh, which is within easy commuting distance. The nearby town of Lauder provides a good range of local amenities, with secondary schooling provided at the top performing Earlston High School, and there are numerous activities on hand for those with an interest in country pursuits.

**Fixtures & Fittings**
The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

**Services**
Mains drainage, water, and electricity. Oil fired central heating. Double Glazing.

**EPC Rating**
C

**Entry**
By mutual agreement

**Viewings**
By appointment with the Selling Agent.









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## Interested in this property?
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| Tranent, | Tel 01875 611211 |








## 24 Justice Park, Oxton, TD2 6NZ

Approximate Gross Internal Area = 141.0 sq m / 1518 sq ft
Garage / Garden Room = 31.9 sq m / 343 sq ft
Total = 172.9 sq m / 1861 sq ft




Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273319)

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.