

Galbraith



CRAIG ARD

OXTON, LAUDER, SCOTTISH BORDERS



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Attractive modern detached bungalow in Borders village

Lauder 5 miles ■ Galashiels 14.5 miles ■ Edinburgh 23 miles

- Sitting room, dining kitchen, 3 bedrooms.
- Comfortable, well proportioned family accommodation.
- Fine, bright southerly outlook.
- Edinburgh City Bypass approximately 20 minutes drive away.
- Easily maintained garden.
- Detached single car garage and off road parking.



Galbraith

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A member of
OnTheMarket

SITUATION

Oxton is an attractive small Borders village which has easy access to the A68 and lies about 5 miles northwest of Lauder.

The village has a good community and facilities include a community shop and a primary school. Secondary schooling is at the well regarded Earliston High School.

Lauder has a good range of amenities including a co-op store, local shops, post office, medical centre, inns and hotels.

Oxton is well placed for commuting to Edinburgh with the nearby A68 linking Edinburgh with the northeast of England. The surrounding countryside offers great opportunities or outdoor pursuits including walking, horse riding and cycling.

DESCRIPTION

Craig Ard is a wonderful detached bungalow on the edge of Oxton and enjoys fine southerly outlooks across open fields to the village.

It sits within a generous sized plot offering plenty of space and light both inside and out.

This well proportioned accommodation benefits from propane gas central heating, a new log burning stove and all windows are double glazed.

Good storage is provided throughout and the floored attic space has loft ladder access.



ACCOMMODATION

The accommodation is all on one level and comprises:

Entrance porch, vestibule hallway, sitting room, dining kitchen, utility room, WC (with WC and wash hand basin), rear hall, principal bedroom with en suite shower room (with shower, wash hand basin and WC), 2 further double bedrooms and family bathroom (with bath, shower, wash hand basin and WC)

GARDEN AND GROUNDS

The garden grounds comprise lawn, shrubs, patio, graveled car parking and driveway.

There is a detached garage to the north of the bungalow.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Mains	Mains	Propane Gas Fired	Band F	E51

DIRECTIONS

The turning to Oxton from the A68 lies approximately half a mile northwest of the Carfraemill roundabout where the A68 and A697 meet. Follow the road in to Oxton and head uphill to the crossroads shortly after the community shop. Turn right at the crossroads and continue to the edge of the village before turning right onto a minor private road with a sign to "Justice Hall" and "Diggers Cottage". Turn on to this private road and Craig Ard is the second property on your right.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/clash.occurs.exotic

POST CODE

TD2 6PP

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

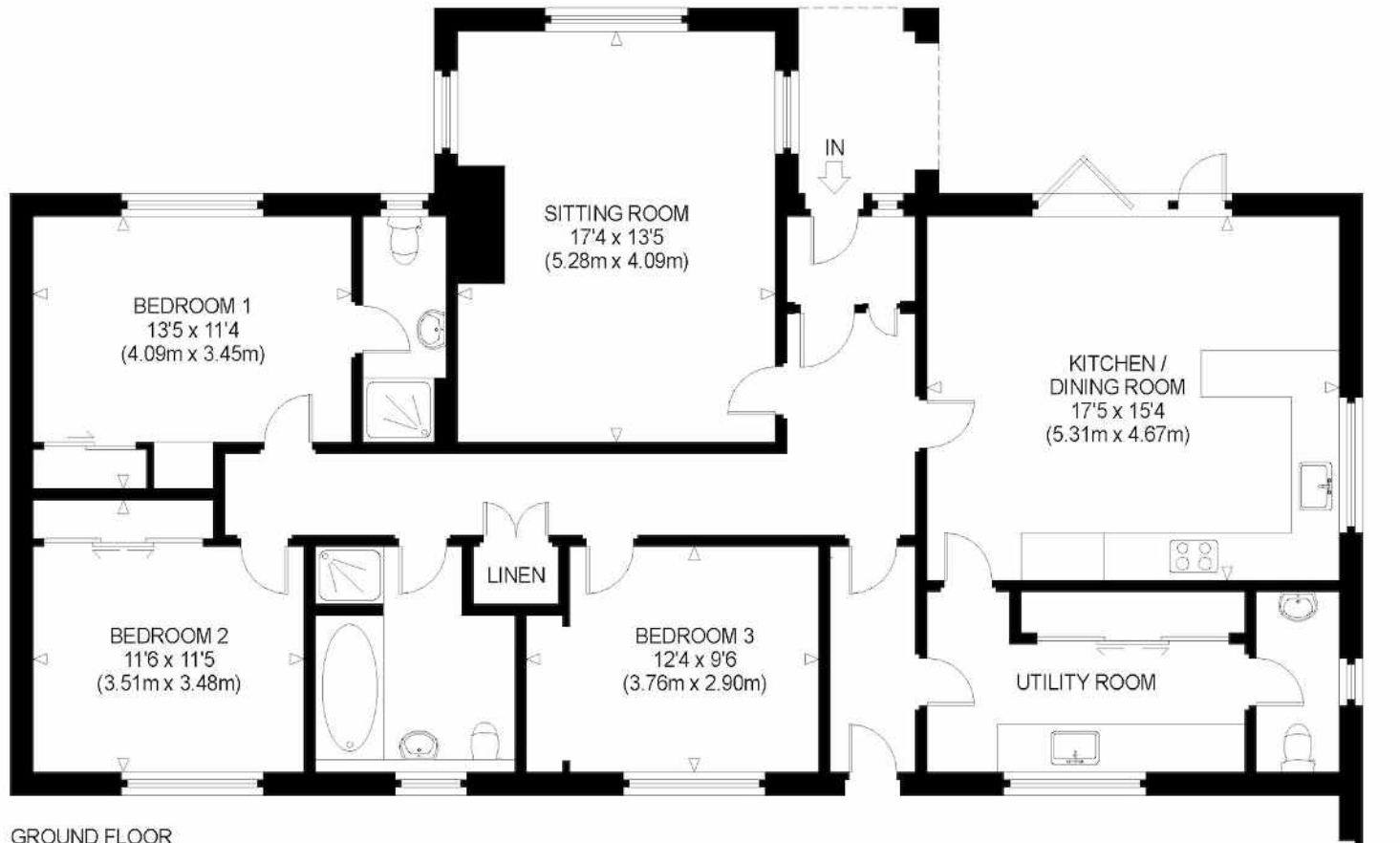
Failure to provide required identification may result in an offer not being considered.



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7.** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8.** Photographs taken in April 2024.

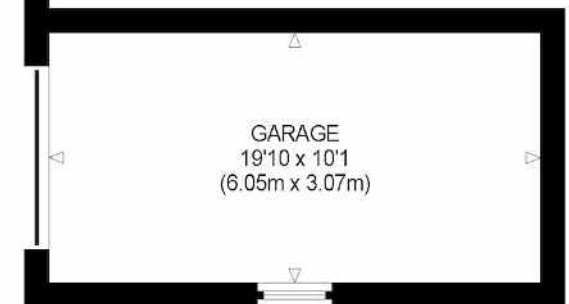


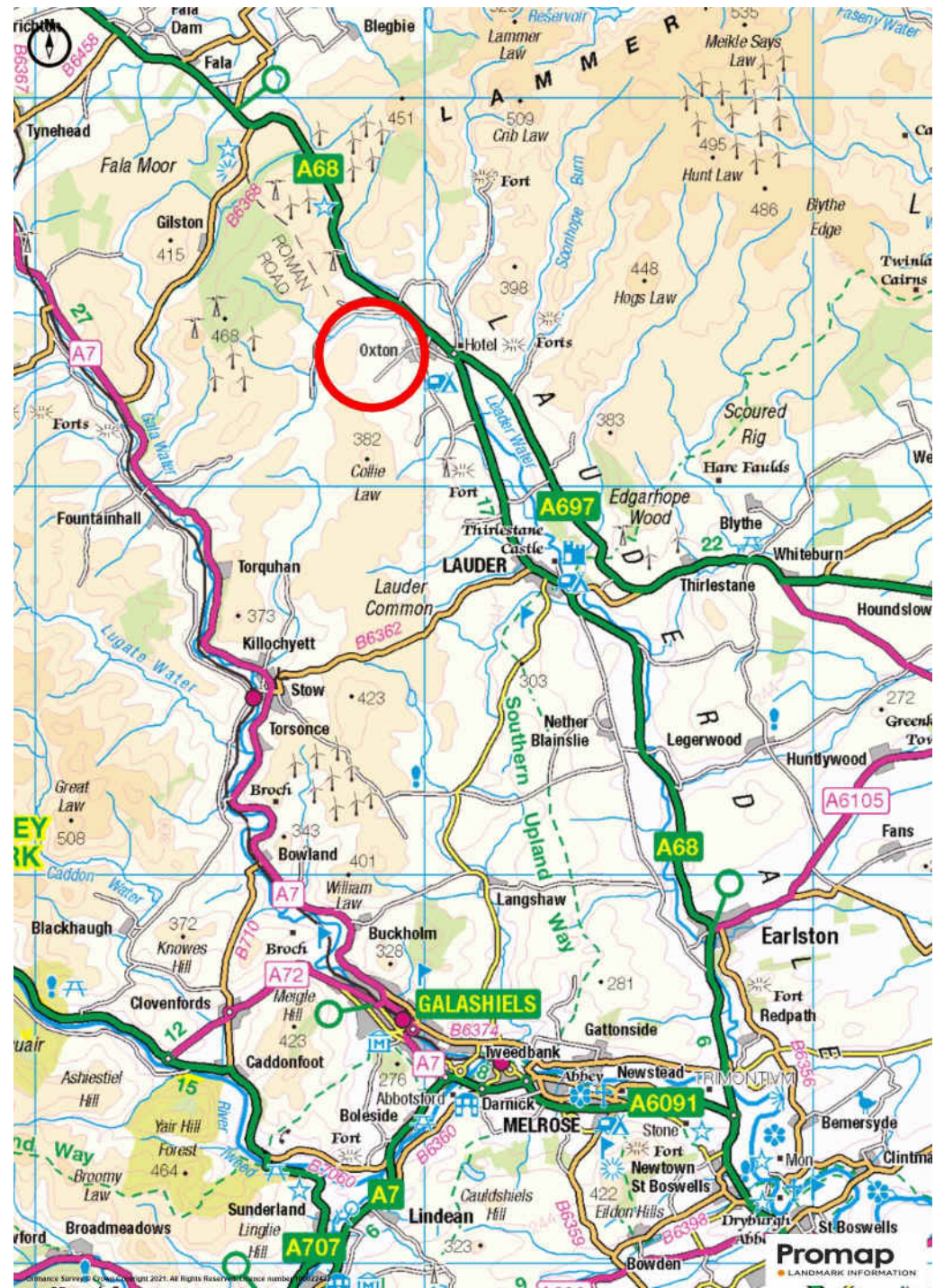


GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1397 SQ FT / 129.8 SQ M

CRAIG ARD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1397 SQ FT / 129.8 SQ M
 EXTERNAL GARAGE AREA 200 SQ FT / 18.6 SQ M
 TOTAL COMBINED FLOOR AREA 1597 SQ FT / 148.4 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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