



**8 St. Cuthbert's View is an immaculately presented four/five-bedroom bungalow situated in the charming village of Oxton. Only four and a half miles North of the historic Borders town of Lauder, it is within easy commuting distance of Edinburgh. Lying across one level, the spacious and flexible property sits within a strong primary and secondary school catchment area and comprises four main bedrooms, an ensuite shower room, a family bathroom, a sitting room, a dining room/bedroom five, a breakfasting kitchen, a reception/dining hall, a utility room and a separate wc. Externally, the property benefits from driveway parking to the front of the integral double garage plus a fully enclosed garden to the rear which is predominantly laid to lawn, with a vegetable garden to the side and a raised terrace for barbecues and al fresco entertaining which is a particular feature.**

**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:**

8 St. Cuthberts Drive is situated in the charming village of Oxton, which is only four and a half miles North of the historic Borders town of Lauder, which is situated half way between the Lammermuir Hills and the River Tweed, and 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, coffee shop/art gallery, and a couple of well known of hotels. 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 Channelkirk primary school, and Earlston High School. The Borders General Hospital lies just outside the town of Melrose which is only sixteen 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 new Borders railway, runs from Tweedbank to Edinburgh, 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.

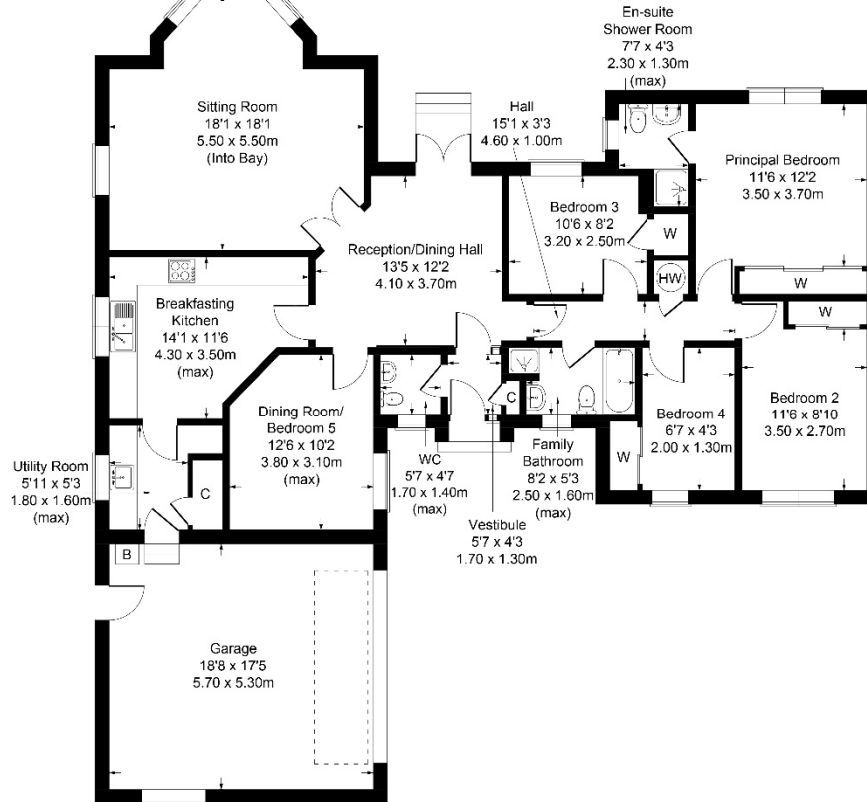




Approximate Gross Internal Area  
1751 sq ft - 162 sq m

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**FOR ILLUSTRATIVE PURPOSES ONLY**

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**Directions:**

For those with satellite navigation the postcode for the property is: TD2 6RN  
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 Oxtan, which can be seen from the A68 travelling South. Proceed on this road and all the way through the village and the entrance to St. Cuthbert's View is on the left-hand side, past the village shop. Proceed into the development and turn left, and bear left around the road and you will come to Number 8, which sits in the top left corner.

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 Oxtan, 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: F

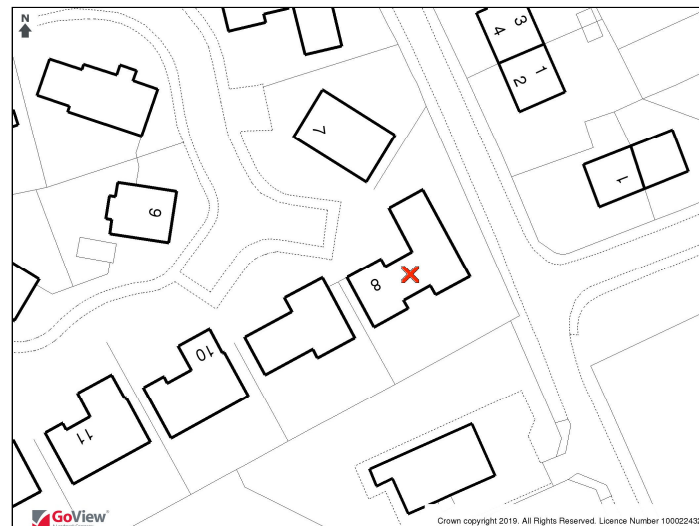
**EPC Rating:**

Current EPC: D55

**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.



Macpherson Property, 3 St. Dunstons Lane,  
Melrose, Scottish Borders TD6 9RS  
Tel: 01896 820 226

Email: [enquiries@macphersonproperty.co.uk](mailto:enquiries@macphersonproperty.co.uk) Web: [www.macphersonproperty.co.uk](http://www.macphersonproperty.co.uk)