




McEwan Fraser Legal

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Collielaw Farm Cottage

OXTON, LAUDER, TD2 6PQ

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WONDERFUL SOUTH FACING FAMILY COTTAGE WITH MAGNIFICENT VIEWS //
SET IN A LARGE GARDEN AND WITHIN A SHORT COMMUTE OF EDINBURGH

Oxton lies off the A68 main road just a short distance north of Lauder, which is a thriving market town which is surrounded by the most superb open countryside and mature farmland.

Lauder is extremely popular with commuters to Edinburgh's city centre and the surrounding towns due to the excellent road network, which is on hand. There is an abundance of local attractions including Thirlestane Castle.

There is a public hall and community centre, an excellent variety of specialist shops and a general store, with highly regarded restaurants and coffee shops also within the town itself. The surrounding countryside offers first class outdoor pursuits which include horse-riding, dog walking, picnic areas, fishing and shooting.

There are also established clubs and organisations which cater for both adults and children. Nursery and primary schooling are located within Lauder and Oxton, with the highly regarded secondary school of Earlston a short distance away.



EXTERNAL VIEWS OF PROPERTY



COLLIELAW FARM COTTAGE



An impressive South facing period family cottage, that was originally two properties and now combined to form this delightful family home. Located in a peaceful location within commuting distance of Edinburgh (approx. 45 mins drive) and within easy reach of the new primary school at Lauder as well as the highly regarded Earlston High School. The house has extensive garden grounds, with its own growing area and enjoys a tranquil countryside setting, forming part of a small enclave of housing that boasts fantastic views to the South and the North. On two floors, the characterful accommodation is beautifully finished with a light and bright atmosphere providing flexible family accommodation, including many period features along with a Canadian style log summerhouse in the private rear garden.

Accommodation comprises of ground floor, reception hall with generous storage cupboards, family snug with modern wood burner and suitable as a bedroom for guests, large family lounge with wonderful south facing views, open fireplace and built-in desk to one corner by Charles Taylor of Dalkieth, family dining room also with woodburner and taking full

advantage of the views again, three-piece family shower room, boot room, utility & boiler room and small study, and a traditional kitchen that features a fantastic freestanding Lacanche range cooker, with 5 stage gas hob, gas oven, electric oven and grill (included in the sale) and a Belfast sink.

On the first floor are a series of four charming bedrooms all with south facing views, family bathroom and an en-suite shower room in the master bedroom.

Upstairs is accessed by one of two stairways at either end of the property. Outside is well kept area of lawn, mix of mature and young trees, sheltered patio, large paved parking area, growing area including a polytunnel, for those looking to be self-sufficient and a quality detached double garage with ample parking on the stone driveway.

The property also benefits from recently fitted double glazed sash and case windows throughout, LPG heating, private water supply with UV filter.



SITTING ROOM + SNUC





SUMMER
HOUSE
+
BEDROOMS
+
EN-SUITE





SPECIFICATIONS FLOOR PLAN / PROPERTY LOCATION



APPROXIMATE DIMENSIONS (Taken from the widest point)

Kitchen	4.60m (15'1") x 3.42m (11'3")
Utility	2.50m (8'2") x 2.28m (7'6")
Dining Room	4.78m (15'8") x 4.02m (13'2")
Sitting Room	5.60m (18'4") x 4.78m (15'8")
Snug	5.27m (17'3") x 3.46m (11'4")
Bedroom 1	3.90m (12'10") x 2.90m (9'6")
En-suite	2.50m (8'2") x 0.85m (2'9")
Bedroom 2	3.84m (12'7") x 3.01m (9'11")
Bedroom 3	3.30m (10'10") x 3.01m (9'11")
Bedroom 4	2.90m (9'6") x 2.70m (8'10")
Bathroom	2.50m (8'2") x 1.94m (6'4")
Shower Room	2.20m (7'3") x 1.60m (5'3")

GROSS INTERNAL FLOOR AREA (m²) - 160 m²

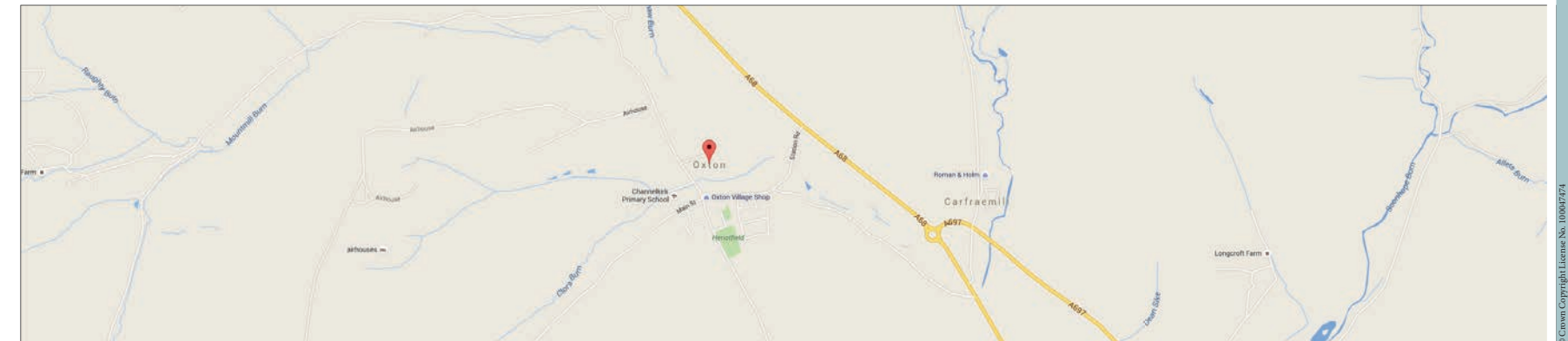
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EXTRAS
(Included in the sale)

Blinds, carpets, fitted kitchen with hob and oven unit.
Other items may be available by separate negotiation.



FAMILY BATHROOM





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Part
Exchange
Available

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Text and description
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