



License No: ES100012703



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

OFFERS TO:

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NEAR LAUDER
 OXTON,
 SPRINGBANK
 TD2 6PP

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OXTON
SPRINGBANK
TD2 6PP

**ATTRACTIVE, TRADITIONAL
DETACHED HOUSE
PLEASANTLY POSITIONED WITHIN
THE VILLAGE
WITH FINE OUTLOOKS OVER
COUNTRYSIDE**

**GREATLY IMPROVED AND
MODERNISED
A SUPERB FAMILY HOME**

**ENTRANCE PORCH
HALL
SITTING ROOM
KITCHEN/DINING/LIVING ROOM
UTILITY ROOM
SIDE PORCH
3 DOUBLE BEDROOMS
BATHROOM
CARPORT WITH ATTACHED
STORAGE SHED
WIDE DRIVEWAY
LARGE TERRACED GARDEN
OIL CENTRAL HEATING
DOUBLE GLAZING**

**VIEWING: TELEPHONE
GSB PROPERTIES
01620 825368**

GENERAL DESCRIPTION

Oxton is a small picturesque village located just off the A68 which lies about 4 ½ miles south of Lauder and with its easy commuting distance to the Edinburgh bypass, the city centre and surrounding borders towns – its location couldn't be more convenient. Within the village there is a local shop catering for everyday requirements, an excellent primary school, hotel/pub restaurant and the well renowned Carfraemill Lodge Hotel is just a short distance away by car. Further comprehensive shopping and recreational facilities can also be found in Lauder. The village is also surrounded by beautiful Borders countryside with the Lammermuir Hills to the south.

The property offered for sale is an attractive, traditional house that enjoys a most private position within the village with fine open aspects over farmland and the surrounding countryside. It is also accessed through a common roadway just before the main hub of the village and is quietly tucked away at the end of this particular road.

Springbank House offers bright and airy living accommodation with a flexible layout. It has been well-maintained, is in excellent decorative order and is an easily and economically run home with double-glazing and oil central heating. In recent years it has been improved and modernised to include decoration, carpeting and flooring, a refitted kitchen with Aga serving the central heating and hot water system, bathroom, exterior harling, mono paving to the driveway and pathways around the house, carport with adjoining shed and paved landscaping to the terraced garden at the back. This property also has many fine features such as generously proportioned rooms with high ceilings, an attractive, rustic fireplace with open grate and bay windows in the sitting room and kitchen. In brief, the accommodation comprises on the ground floor entrance porch, hall, office/study, sitting room, kitchen/dining and living room, utility room, rear porch and bathroom while upstairs there are three good sized bedrooms. Outside, there is garden ground to the front with a wide mono block driveway, double carport and large storage shed and a large terraced garden to the back.

With its superb location in a quiet corner of the village, Springbank House is a super family home of great character and condition. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE PORCH	2.35m x 2.14m (7'8" x 7')
HALL	6.04m x 3.10m (19'9" x 11'7")
OFFICE/STUDY	2.52m x 2.08m (8'3" x 6'8")
SITTING ROOM	5.21m x 3.89m (17'1" x 12'8")
BATHROOM	3.16m x 1.96m (10'4" x 6'5")
KITCHEN/DINING/LIVING ROOM	5.96m x 3.95m (19'6" x 12'11")
UTILITY ROOM	2.51m x 2.67m (9'4" x 8'9")
BEDROOM 1	4.09m x 3.49m (13'5" x 11'5")
BEDROOM 2	4.07m x 2.73m (13'4" x 9')
BEDROOM 3	4.10m x 2.73m (13'5" x 9')

CARPORIT/STORAGE SHED AND DRIVEWAY

Partially open plan to the front, there is a wide mono-paved driveway with pathways that lead around the house and at the side is a double carport with adjoining storage shed/workshop. At the far side of the house and accessed over a small ramp, is a further driveway/parking area which is an ideal place for a small caravan, trailer or even horse box.

GARDEN

The front garden is partially enclosed by fencing and is laid mainly to lawn. The very large garden to the back which is enclosed by mature shrubs, trees and attractive dry wall borders, is terraced in-design and offers excellent privacy and seclusion. With its elevated position it also is a wonderful sun trap and has fine open aspects over farmland, surrounding countryside and to the Lammermuir hills in the distance. This lovely garden includes areas of lawn with flower and shrub borders, a large paved patio sitting area in which to enjoy the views and a very large enclosed vegetable plot, ready for cultivation.

EXTRAS

Included in the sale are all fitted carpets, light fitting, curtains and garden shed. The Aga is also included.

COUNCIL TAX BAND – E

DIRECTIONS:

Entering Oxton, drive over the bridge and right on the right hand corner (just before the pub) is a shared roadway which you follow down. Springbank is the last house at the end of this closed road.



 **GSB PROPERTIES**

TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk