



Fairview Road, Oxton, CH43
£320,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Tenure: Freehold

Oxton has quite the reputation for its collection of gorgeous cottages. And this is most certainly one of them. Handily located (at the top of the hill) of Fairview Road, with a short stroll to the shops in the village, this particular two bedroomed cottage is a superb downsize, or perhaps, those upgrading from apartment living who are looking for something quite quirky...

The accommodation on offer is, we think, far larger than anticipated. There's a snug/dining room to the front with exposed sandstone hearth, a superb spot for cozy film night. Or, perhaps, as a study, for as you move to the rear there's a good sized everyday sitting room with doors out to the very pretty garden - we think this may well serve as the 'hub' of the cottage.

And then there's the kitchen, again, larger than expected, complete with breakfast bar, and another pretty outlook to the garden. The kitchen is a fairly recent fixture by our client and provides plenty of worktop space, pan drawers, double oven, et al.

A further inner hall leads through to a ground floor bathroom, as well as providing access out to the gardens.

Upstairs you'll find two bedrooms - the first, which sits to the rear of the cottage, is the largest of the two doubles, with windows to the side and rear, with leafy views out. Over to the front of the cottage there's a second bedroom which is linked via the Jack and Jill shower room en suite.

The cottage has a gorgeous garden which includes a lawned area but also sandstone paths leading around the space leading you on a tour of the borders and up to the patio area, making for a rather beautiful spot to enjoy the semi secluded surroundings.





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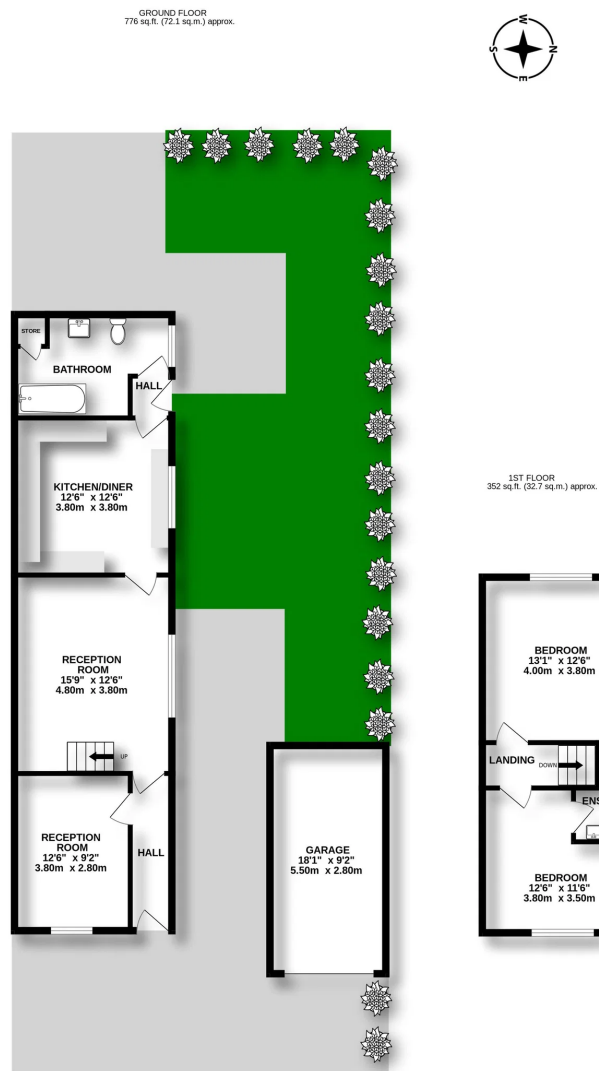
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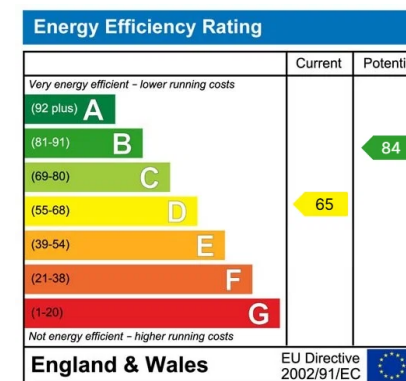




TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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