



The Allars House, Jedburgh, TD8 6NR

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

MEMBERS OF
BSPC & ESPC



The Allars House is an extremely attractive traditional detached dwelling which occupies a lovely peaceful setting on the outskirts of Jedburgh, at the same time only ten minutes from the centre of town and enjoying an excellent degree of privacy tucked away from view. The accomodation is particularly well proportioned, creating a flexible and highly adaptable layout, which is crammed full of original features such as ornate cornicing, original floor tiles and feature fireplaces; in addition to which are modern kitchen and bathroom fittings which sit well with the more traditional elements of the house. At ground level there are three reception rooms alongside the dining kitchen, as well as plenty of storage/utility areas. The staircase to the first floor is fitted with an ornate stained glass window and provides access to four bedrooms, one of which is en-suite. A further door leads to a large attic which has been converted to provide a further bedroom and bathroom. Outside, there are generous gardens surrounding the house, with a large drive and garage ensuring there is ample private parking.

- VESTIBULE HALL LOUNGE
- LIBRARY DINING ROOM
- DINING KITCHEN UTILITY
- FIVE BEDROOMS (1 EN-SUITE)
- GENEROUS GROUNDS
- GARAGE DRIVE

LOCATION

Lying on the banks of the Jed Water, the picturesque Abbey town of Jedburgh enjoys easy access to many of the principal towns and employers of the region and is also readily accessible for major locations both north and south bound via the A68. The new rail link between Tweedbank and Edinburgh is around a 25 minute drive from the town. The beauty of the region coupled with the numerous historic buildings make this a location popular with locals and tourists alike.



DIRECTIONS

Travelling out of Jedburgh on the A68 as if heading for Newcastle, pass the Laidlaw Memorial Pool on the left and take the unmarked turning on the right shortly after. Follow this road down and over the bridge, passing the bowling club on the right and continuing to the left along the track road where Allars House is right at the end of the private road.

For Sat Nav users the postcode is TD8 6NR.





FIXTURES AND FITTINGS

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

VIEWING

Strictly by appointment with the Selling Agents.

ENTRY

By mutual agreement.

ENERGY PERFORMANCE CERTIFICATE RATING

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SERVICES

Mains water, electricity, septic tank drainage, gas fired central heating.

SELLING AGENTS

CULLEN KILSHAW
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IMPORTANT

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.



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