

The Allars House, Jedburgh, TD8 6NR



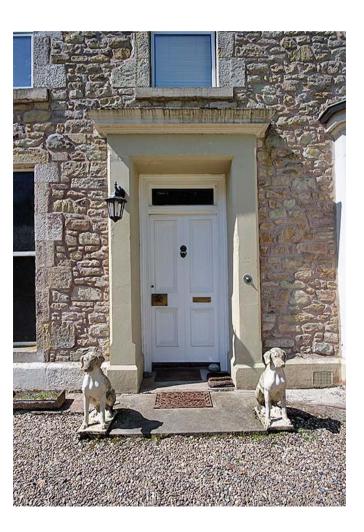


The Allars House is an extremely attractive traditional detached dwelling which occupies a lovely peaceful setting on the outskirts of Jedburgh, at the same time only ten minutes from the centre of town and enjoying an excellent degree of privacy tucked away from view. The accomodation is particularly 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 clubon 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

SERVICES

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

SELLING AGENTS

CULLEN KILSHAW Solicitors and Estate Agents **Royal Bank Buildings** 38 High Street Jedburgh TD8 6DF

Telephone: 01835 863202 Fax: 01835 864016

Email: jedburgh@cullenkilshaw.com

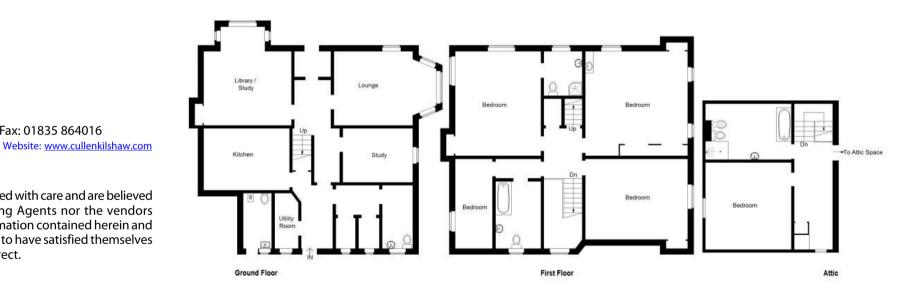
IMPORTANT

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.











GALASHIELS JEDBURGH

27 Market Street, TD1 3AF T: 01896 758311 F: 01896 7581127 E: gala@cullenkilshaw.com

HAWICK

55 High Street, Hawick, TD9 9BP T:01450 372336 F: 01450 377463 E: hawick@cullenkilshaw.com

8 BORDERS TOWN CENTRE OFFICES









VISIT US ONLINE AT: www.cullenkilshaw.com

Royal Bank Buildings, 38 High Street, Jedburgh TD8 6DF T: 01835 863202 F: 01835 864016 E: jedburgh@cullenkilshaw.com

KELSO

43 The Square, TD5 7HL T: 01573 400399 F: 01573 400388 E: kelso@cullenkilshaw.com

MELROSE LEGAL OFFICES

Royal Bank Chambers, High St, TD6 9PE T: 01896 822177 F: 01896 824488 E: legal@cullenkilshaw.com

MELROSE PROPERTY SHOP

7 Market Square, TD6 9PQ T: 01896 822796 F: 01896 823465 E: melrose@cullenkilshaw.com

PEEBLES

23 Northgate, EH45 8RX T: 01721 723999 F: 01721 723888 E: peebles@cullenkilshaw.com

SELKIRK

26 High Street, TD7 4DD T: 01750 23868 F: 01750 23866 E: selkirk@cullenkilshaw.com