

HASTIN^{LEGAL}&S



2 Cherry Dean

Jedburgh, TD8 6JF





Beautifully Presented Family Home, Enjoying a Quiet Position To The Edge of Town, With Excellent Outlooks and Within Walking Distance Of Amenities. The Four Bedroom Detached Property Benefits A Generous Garden To The Front and Rear, With Garage and Driveway. Internally, The Property Comprises; Entrance Vestibule, Hallway, Lounge, Dining Room, Cloakroom, Dining Kitchen, Integrated Garage, With Four Double Bedrooms, Two With Ensuites, Family Bathroom And In-Built Storage on First Floor.



2 Cherry Dean is the perfect family home - positioned in a desirable cul de sac to the edge of town, with contemporary accommodation lending itself easily to modern life, the property benefits a generous corner plot allowing privacy and open countryside outlooks.

ACCOMMODATION LIST

Entrance Hall, Dining Kitchen, Utility Room, Cloakroom, Dining Room, Lounge, Two Ensuite Double Bedrooms, Two Further Double Bedrooms, Family Bathroom. In-Built Storage Throughout and Integral Single Garage.

FEATURES & HIGHLIGHTS

- Position – a great area and well regarded for families, Cherry Dean has a countryside aspect and is quiet with little through traffic, making it super for those who enjoy the garden and kids out playing, as well as equestrian types with grazing nearby.
- Space – the property is extremely well proportioned, with excellent room sizes, the ground floor hosts two public rooms alongside the large dining kitchen and separate utility, with the benefit of four bedrooms, two ensuite, and plenty of in-built storage upstairs.
- Fit & Finish – good quality fitted oak flooring on the ground floor; with fitted carpeting in the bedrooms and tiled bathrooms, the décor is very neutral, bright and fresh throughout.
- Garden – being a corner plot, the external space is well-appointed with parking to the front and a large lawn to the rear; which offers great scope to develop and landscape, and a super safe and private spot ideal for families and pet lovers to enjoy.

JEDBURGH

Jedburgh is justifiably known as the 'Jewel of the Borders'; a traditional market square town, surrounded with stunning rolling Border's countryside. The town benefits from a variety of independent shops, restaurants, a swimming pool, fitness centre, Community & Arts Centre and is well positioned for leisure activities with a Golf Course and strong Rugby following. There are two primary schools and a secondary school; with private schooling and local college available nearby and proposed plans for a new primary- secondary education campus just a short stroll from the property.

The Burgh of Jedburgh lies ten miles north of the border with England, with its Augustan Red Stone Abbey nestled on the banks of the Jed Water; further historic roots and attractions including Mary Queen of Scots House and gardens, and the Old Castle Jail. Jedburgh is well situated with swift road links to both major airports at Edinburgh and Newcastle, the main east coast railway line is 35 miles distant at Berwick upon Tweed, and Borders Rail connection at Tweedbank close by.

MEASUREMENTS

For measurements, see online floor plan .

ADDITIONAL INFORMATION

The fitted carpets, floor coverings and integral appliances as mentioned are included in the sale.

COUNCIL TAX

Council Tax Band F.

ENERGY EFFICIENCY

Band C.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Fully double glazed.

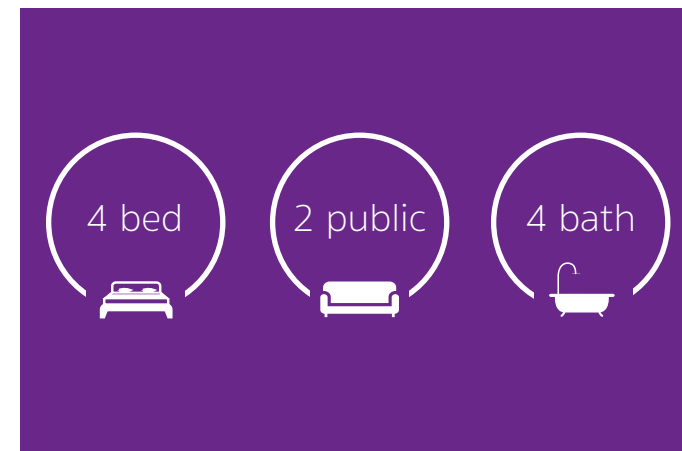
VIEWING

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

PRICE and MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





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