

Kelso
Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**2 Alder Avenue,
Oxnam Road, Jedburgh**
TD8 6JD

Guide Price £299,950



Superior 4 bedroomed detached home built in 2007 within a small cluster of individually designed properties set in a quiet private development on the edge of Jedburgh. The property with its thoughtful design affords extremely bright and spacious accommodation which is tastefully presented and finished internally to a very high standard with quality fittings.



2 Alder Avenue, Oxnam Road, Jedburgh

TD8 6JD

Guide Price £299,950

Ground Floor

Accommodation and approximate room sizes:-

Entrance Hall 3.23m x 2.72m

Lounge 5.33m x 5.05m

Dining Room 4.37m x 4.11m

Kitchen 4.54m x 3.37m

Utility Room 2.04m x 1.64m

Cloakroom

First Floor

Landing

Master Bedroom 4.23m x 3.60m

Dressing Room

En-suite Shower Room

Guest Bedroom 3.41m x 3.60m

En-suite Shower Room

Bedroom (3) 3.72m x 3.03m

Bedroom (4) 4.56m x 2.69m

Dressing Room

Bathroom 2.95m x 2.05m



Description:

A beautifully presented modern detached family home situated in a peaceful location within a small cul-de-sac in a private development on the edge of town and having a lovely open outlook. Immaculate and deceptively spacious accommodation, with a beautifully finished interior and tastefully decorated throughout. The accommodation comprises:- a welcoming Entrance Hall which gives access to all rooms on the ground floor; a stunning Lounge with French doors leading out onto decking at the rear, feature fireplace with wood burning stove, slate hearth, marble surround and mantel; connecting double doors from the Lounge access the Dining Room creating an ideal space for entertaining family and friends, it also has French doors out onto a patio area at the front; luxury fitted Breakfasting Kitchen with excellent range of cream shaker beech wall and base units with contrasting worktops. Integrated appliances include a 'Bosch' electric oven, grill, dishwasher and fridge/ freezer, 'Tekka' 5-ring gas hob with chrome chimney style cooker hood. French doors to decking at the rear; separate Utility room and Cloakroom with white WC and wash hand basin. A beautiful staircase leads to an extremely spacious Landing with 'gallery' balustrade which in turn gives access to all rooms on the upper floor. The delightful Master Bedroom enjoys a lovely outlook over the garden and beyond, it has a separate Dressing Room fitted with a range of beech wardrobes and a luxury En-suite Shower Room; the Guest Bedroom enjoys the same views as the Master Bedroom and has a luxury En-suite Shower Room; there are two further double Bedrooms with lovely open outlook to the front; and a stunning family Bathroom with white suite.

Externally there is a large gravelled driveway accommodating parking for several cars together with double Garage. There is a hatch with loft ladder leading to a room above the Garage which is fully floored with light, power and CH radiator thus has the potential to convert into an addition bedroom accommodation which can be accessed via the dressing room in Bedroom 4.

The property is set within its own extremely generous sized plot with land to all sides providing sufficient scope for the keen gardener as well as affording privacy and plenty of garden ground for a growing family. There is a well maintained rear garden which is fully enclosed and laid to lawn. There is an area of decking to maximise outdoor living space during the warmer months of the year as well as an abundance of lantern lighting, security lighting, outside tap, electric sockets, log store and garden shed. The front garden has a paved patio area as well as an attractive rockery with a range of colourful shrubs, plants and small trees.

Council Tax:

Current council tax band 'F'

Fixtures and Fittings:

All carpets and floor coverings are included in the sale together with the integrated kitchen appliances. All curtains, blinds, poles, light fittings and garden shed are also included.

Services:

All mains services are connected

EPC:

C

Viewing:

Viewing is strictly by appointment through the Selling Agents.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of offers.

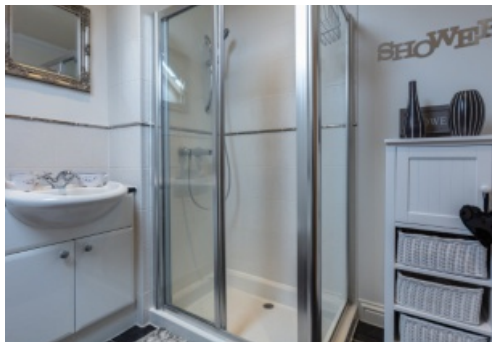


Interested in this property?
Kelso
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



Full members of:



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