

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Hazelhurst, Causewayend, Ancrum

TD8 6UZ

Guide Price £235,000



Hazelhurst is a stunning three bedroom terraced cottage, located in the heart of the popular village of Ancrum with fantastic views over rolling Borders countryside from the rear. Presented in immaculate order throughout with an abundance of pleasing features and lots of character. The accommodation comprises: Large open plan lounge/dining room with patio doors to the enclosed garden, contemporary kitchen, utility room, downstairs WC. Two double bedrooms, one single bedroom and bathroom upstairs. There is an enclosed garden to rear with patio area and shed. Early viewing of this lovely property is an absolute must to fully appreciate and avoid disappointment.



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Hall
Lounge/Dining Room
Kitchen
Utility Room
Downstairs WC
Two Double Bedrooms
Single Bedroom
Bathroom

Gas Central Heating
Double Glazing

Garden to Rear
Shed
Unrestricted On-Street Parking



Location

Ancrum lies some 3 miles north west of Jedburgh near the junction of the Ale Water with the Teviot and just off the A68 between St Boswells and the Jedburgh. The village itself is well served by public transport to many of the surrounding towns and villages and has a well-stocked village store, popular pub/restaurant and bowling club, as well as a primary school and a village hall. Secondary education is provided in the nearby town of Jedburgh. In Jedburgh there is a good range of shopping and leisure amenities, along with both primary and secondary schooling. The main trunk route both north and south bound provided by the A68 runs through the town, bringing many of the surrounding Borders towns and villages into comfortable travelling distance.

Fixtures and Fittings

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

Services

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

EPC

D

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Jedburgh
Call 01835 863202

38 High Street,
Jedburgh, TD8 6DQ
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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



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Approximate Gross Internal Area
83.3 sq m / 897 sq ft

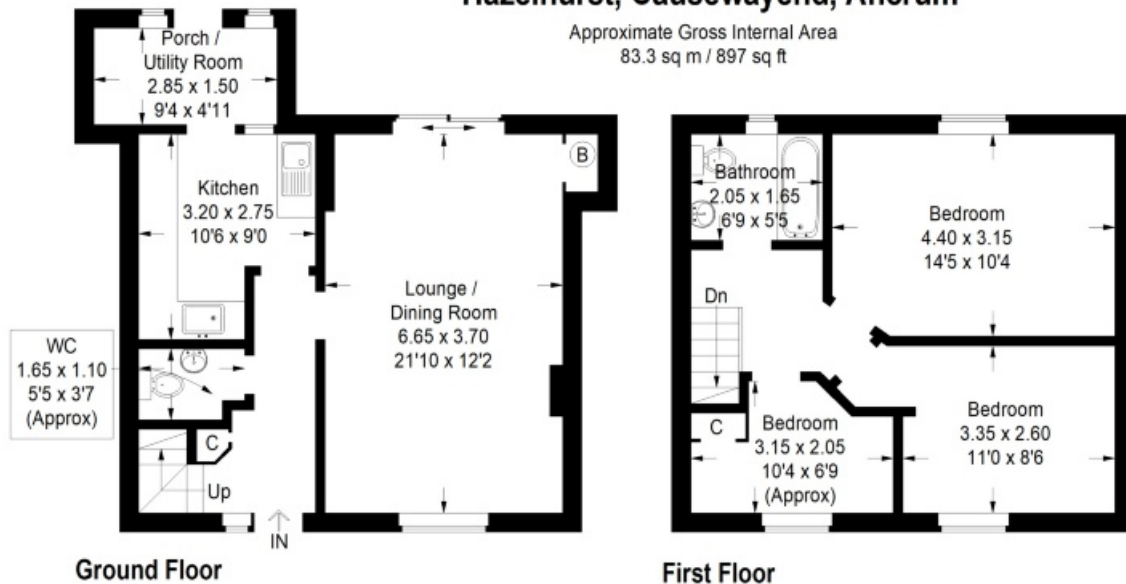


Illustration for identification purposes only, measurements are approximate, not to scale.
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.