

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Birkside, Ferniehurst, Jedburgh,

TD8 6NX

Guide Price: £210,000



Originally built approximately 120 years ago, Birkside, Ferniehurst is a beautiful detached bungalow that extends to approximately 110m². Set in a rural location, Birkside enjoys stunning views over the surrounding countryside yet is easily accessible, approximately two miles from the bustling Borders town of Jedburgh where all local amenities are readily available. Viewings come highly recommended in order to fully appreciate.



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INTERNAL

Entrance Hallway
Sitting Room
Family Room
Kitchen / Dining Area
Storage / Utility Cupboard
Principle Bedroom
Bedroom Two
Bathroom with WC and wash hand basin

EXTERNAL

The property is surrounded by private garden grounds, with boundaries being formed by stone retaining walls.



Situation:

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

Description:

Originally built approximately 120 years ago, Birkside, Ferniehurst is a beautiful detached bungalow that extends to approximately 110m2. Set in a rural location, Birkside enjoys stunning views over the surrounding countryside yet is easily accessible, approximately two miles from the bustling Borders town of Jedburgh where all local amenities are readily available. Throughout the years, the property has been altered and extended to provide the current layout of accommodation and internally consists of an entrance hallway, sitting room, family room, kitchen / dining area, storage / utility cupboard, principle bedroom, second bedroom and family bathroom. Although the property would benefit from a degree of modernisation and upgrading throughout, it is full of potential and would be ideally suited to those with a small family, those looking to move to a more rural location or those who would benefit from all ground floor accommodation. Externally, Birkside boasts an easily maintainable surrounding garden, private parking by way of a driveway as well as enjoying the aforementioned views of the surrounding Border countryside. Viewings come highly recommended in order to fully appreciate.

Fixtures and Fittings:

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

Services:

Mains electricity and water, Oil fired central heating. Drainage to a private septic tank.

EPC:

E

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 any offer.

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

Home Report Value:

£210,000.00

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Approximate Gross Internal Area
116.3 sq m / 1252 sq ft

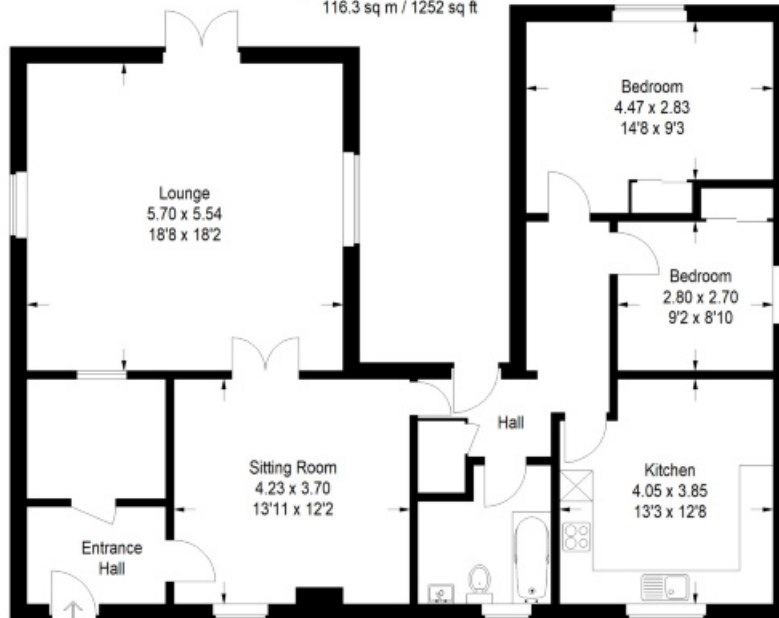


Illustration for identification purposes only, measurements are approximate, not to scale.
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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

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.