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Solicitors and Estate Agents

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WESTRUTHER, Oak Cottage, TD3 6NF
Offers Over £360,000 are invited

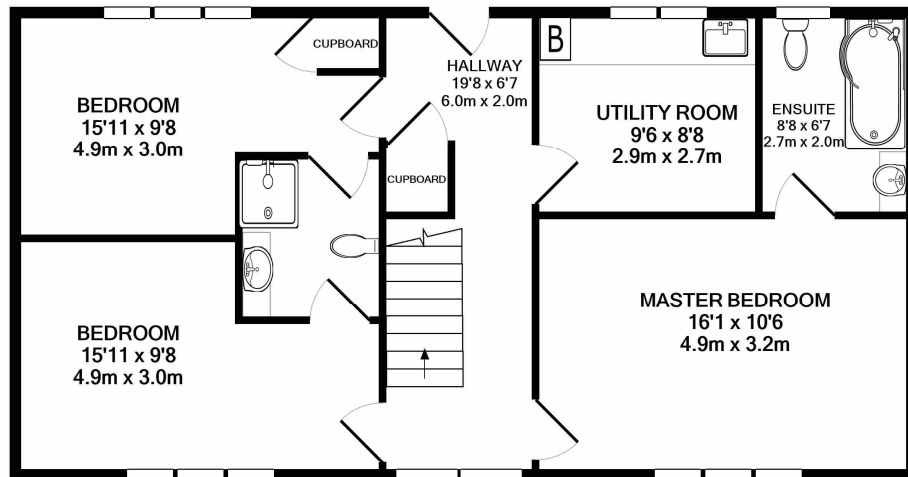
DESCRIPTION

Built around 2009, Oak Cottage is a highly desirable detached property enjoying a fine rural location just outside the village of Westruther. Standing within a generous area of garden ground extending to 0.35 acres and with the added benefit of a stable block and adjoining timber workshop it provides an excellent opportunity to acquire a beautiful rural home suitable for a variety of lifestyles all within easy commuting distance of Edinburgh. Cleverly designed it affords bright, spacious and well presented accommodation comprising a fabulous open plan living space at first floor level thereby maximising the natural light and views with a generous Hallway, Utility/Boot Room, Master Bedroom with en-suite Bathroom and two further double Bedrooms sharing a Jack and Jill Shower Room at ground floor level. Double glazing and oil-fired central heating are installed and a good sized driveway affords parking for several vehicles.

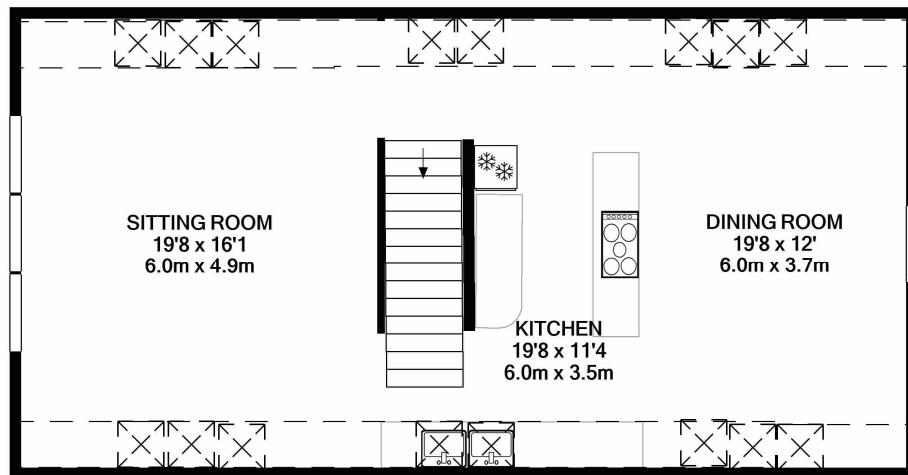
LOCATION

Westruther is a small village located on the B6456, in a lovely rural area surrounded by glorious unspoilt countryside. It enjoys a convenient location within commuting distance to Edinburgh (34 miles) via the nearby A68 (10 miles) and is also within easy reach of the main Border towns of Earlston, Lauder, Duns and Kelso. The village itself offers a range of local amenities including an excellent public house with a fine reputation for good food, a primary school, church, a new village hall providing an excellent hub for many village activities and various country pursuits are available nearby. A wide range of shopping and additional recreational pursuits are available in the neighbouring towns of Duns (10.6 miles), Kelso (16 miles) and Lauder (8 miles). Secondary schooling is well catered for in Earlston (13 miles) where the new secondary school has an excellent reputation.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ACCOMMODATION

The property is entered from the rear where a solid timber door accesses a good sized hallway running from front to back and with stairs to first floor and under stair cupboard. A good sized utility/boot room to the left has a practical Belfast sink, work surface, plumbing for an automatic washing machine and houses the central heating boiler. The spacious master bedroom lying to the front of the property benefits from a rear facing en-suite bathroom with white three piece suite comprising WC, vanity wash-hand basin and P-shaped bath with electric shower over. Two further double bedrooms lying to the front and rear share a well presented "Jack and Jill" shower room also with white suite comprising WC, vanity wash-hand basin and shower compartment fitted with mixer shower. The stairs from the hall lead straight up to the first floor living space with multiple windows ensuring excellent natural lighting throughout the day. The very stylish central kitchen area is fitted with a range of dark grey units with rose gold accessories, laminate flooring, large range with overhead stainless steel cooker hood, pendant light fittings and twin ceramic sinks. Open access to either side to the most attractive sitting and dining areas. The sitting area having triple floor to ceiling windows set in the gable wall while the dining area has a single floor to ceiling window overlooking the garden.







STABLES/WORKSHOP

Two block-built stables and adjoining timber-built workshop provide excellent potential for a variety of uses.

COUNCIL TAX

The property is in Band E. Amount payable 2021/22 is £2,208.72.

ENERGY EFFICIENCY RATING C.

EXTRAS

All floor coverings, blinds and light fittings are included in the sale.

SERVICES

Mains electricity and water, private drainage. Oil CH & DG.

VIEWING

Viewing is highly recommended but strictly by appointment through the Selling Solicitors.

OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.

See our website: www.jdca.co.uk



NOTE These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only

