



HIGH NEUK

OXNAM, JEDBURGH TD8 6RE

A beautifully presented bespoke 4 bedroom detached bungalow situated in a rural location on the edge of the peaceful Village of Oxnam and enjoying spectacular views over the rolling hills of the Scottish Borders.

4  3  1 



A beautifully presented bespoke 4 bedroom detached bungalow situated in a rural location on the edge of the peaceful Village of Oxnam and enjoying spectacular views over the rolling hills of the Scottish Borders. Built in 2016, the individually designed accommodation, which is finished to an extremely high standard and in immaculate order, comprises:- Entrance Hall, Lounge with wood burning stove, Contemporary Fitted Kitchen/Dining Area, Utility Room, 4 Bedrooms (2 with en-suite Shower Rooms), a Luxury Family Bathroom and Double Garage.

ACCOMMODATION

ENTRANCE HAL: 11.65m x 4.31m x 1.80m

An extremely bright and spacious hall, reached by a double glazed external door at the front with glazed side panel, gives access to all rooms. Under floor heating control. Large walk-in airing/linen cupboard with hot water tanks, electric meters, c/h controls, shelving, lighting and rustic oak real wood flooring. Additional walk-in shelved cupboard with coat hooks, c/h controls and rustic oak real wood flooring. Hatch to fully insulated attic space reached by a loft ladder. 3 double power points. Smoke alarms. Rustic oak real wood flooring.



LOUNGE: 6.23m x 4.57m

A beautiful room with windows to rear giving a stunning view over the countryside beyond. Roman blinds. Patio doors with vertical blinds open to the patio and the rear garden. Feature fireplace with wood burning stove and slate hearth. 2 centre light fittings. TV aerial. 5 double power points. Partially glazed door to hall and double doors to kitchen. Telephone point. Smoke alarm. Under floor heating control. Rustic oak real wood flooring.



KITCHEN/DINING AREA: 6.15m X 4.56m

Delightful fitted dining kitchen with window to rear overlooking the garden and giving a wonderful view over the surrounding countryside. Roman blind. Patio doors with vertical blinds open to the garden. Excellent range of quality fitted base and wall units in cream with contrasting beech worktops, under unit lighting, base lighting and rustic brick tiling between. 'Belfast' sink with mixer tap. 5 ring "cuisine master" gas cooker with chrome chimney style cooker hood. Integrated dishwasher and double fridge freezer. Attractive island with beech worktop, storage units and breakfast bar. 7 double and 1 single power points. Concealed down lighters and attractive lighting. Under floor heating control. Partially glazed double glass doors to lounge and to hall. Rustic oak real wood flooring. A part glazed door leads to the utility room off.



UTILITY ROOM: 3.17m x 2.29m

Spacious utility room with range of fitted base units with natural wood worktops and rustic brick splashback. Stainless steel sink unit with drainer and mixer tap. Plumbed for washing machine and tumble drier. Xpelair fan. 2 double power points. Rustic oak real wood flooring. Under floor heating control. Door to garden.

MASTER BEDROOM WITH EN-SUITE:

BEDROOM: 4.11m x 3.86m

Most attractive master bedroom with patio doors to front garden. Vertical blinds. Walk-in wardrobe with hanging rails, shelving and lighting. 4 double power points. TV aerial. Under floor heating control. Fitted carpet.

EN-SUITE SHOWER ROOM: 2.50m x 1.93m

Luxurious fully tiled en-suite with frosted glass window to side and roller blind. White WC, pedestal wash hand basin and glass shower cubicle with stainless steel shower. Extractor fan. Heated towel rail. Under floor heating control. Slate tiled floor.

BEDROOM 2: 4.26m x 2.97m

Bright bedroom with window to front and roller blind. Range of fitted wardrobes with hanging rails and shelving. 4 double power points. TV aerial. Under floor heating control. Fitted carpet.

BEDROOM 3: 3.98m x 2.96m

Bright double bedroom with windows to front and roller blinds. Range of fitted wardrobes with hanging rails and shelving. TV aerial. Under floor hearing control. 4 double power points. Fitted carpet.

BEDROOM 4 WITH EN-SUITE:

BEDROOM: 4.71m x 2.97m

Bright double bedroom with window to rear overlooking the garden and having a stunning view over the countryside beyond. Roman blind. Walk-in wardrobe with hanging rails, shelving and lighting. TV aerial. Under floor heating control. 4 double power points. Fitted carpet.

EN-SUITE SHOWER ROOM: 2.59m x 1.62m

Bright fully tiled en-suite with frosted glass window to rear and roller blind. White WC, pedestal wash hand basin and large glass shower cubicle with stainless steel shower. Extractor fan. Under floor heating control. Concealed down lighters. Heated towel rail. Ceramic tiled flooring.

FAMILY BATHROOM: 2.94m x 2.57m

An extremely spacious fully tiled luxurious bathroom with frosted glass window to front and roller blind. White WC, pedestal wash hand basin, contemporary bath and separate walk-in shower cubicle with glass door and stainless steel shower. Heated towel rail. Concealed down lighters. Under floor heating control. Extractor fan. Slate tiled flooring.

GARAGE:

At the side of the property sits a double garage with electronic door, concrete floor and windows to side and rear. There is also a range of fitted base units, fluorescent lighting, coat hooks and storage shelving. Outside is a cold water tap and lantern lighting.



GARDENS:

Double timber gates open into a gravelled driveway with private parking for 2/3 cars. There is an extensive garden surrounding the property, laid mostly in lawn, with paved patio areas and a timber garden shed.

GENERAL:

High Neuk is an individually designed bungalow which is luxuriously styled and sits in the perfect spot for those in search of a modern built property offering contemporary living with all the benefits of a countryside setting. Finished to a high standard with quality fittings and under floor heating throughout, the property enjoys a peaceful spot at the top of a country lane and a wonderful open outlook. Viewing is a must to be appreciated.

FIXTURES & FITTINGS:

All fitted carpets and flooring, curtains, blinds, light fittings and integrated appliances are included in the sale. Some other items can be purchased by separate negotiation, if required.

SERVICES:

Mains water and electricity. Drainage is private to a septic tank. Oil fired under floor central heating and full double glazing.

BURDENS:

Council Tax – Band G EPC – C78

VIEWING:

Strictly by appointment with the Selling Agents.

ENTRY:

By negotiation



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. gas and electric installations and appliances in the house have not been checked by the selling agents.



Zoopla.co.uk
Smarter property search



TAITS
Solicitors & Estate Agents

10 The Square • Kelso • TD5 7HJ
T: 01573 224 311
E: info@taits.co.uk

43 High Street • Jedburgh • TD8 6DQ
T: 01835 344 911
E: info@taits.co.uk