



## THE OLD STABLES

SHARPLAW, JEDBURGH TD8 6SQ

*A superb individually designed dwellinghouse situated in a rural position approximately half a mile from the town centre and enjoying wonderful views over the surrounding countryside and beyond*

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Bright, extremely spacious, versatile, and well appointed semi detached accommodation over two floors comprises: Vestibule, Entrance Hall, Bedroom with "Jack and Jill" Shower Room, Fitted Kitchen with Dining Area, Spacious Lounge, 3 Further Double Bedrooms (one with en-suite Shower Room), Family Bathroom and Detached Garage. There is an enclosed courtyard garden at the rear and an area of decking to the front from where to sit and enjoy the stunning views. There is also a small lawn to the front and a paved area for private parking. The property benefits from LPG gas central heating, has underfloor heating throughout the ground floor and is fully double glazed.

## ACCOMMODATION

### VESTIBULE: 2.77m x 2.61m

An oak timber door with ornamental glass panel opens into a spacious vestibule with ceramic tiled flooring and a double storage cupboard which is plumbed for washing machine and tumble drier. Window to front with roller blind. 1 double power point. Underfloor heating control. Smoke alarm. An inner door leads to a spacious hall.

### ENTRANCE HALL: 3.16m x 2.85m

Extremely bright and spacious and giving access to all rooms on the ground floor. Window to front with deep display sill and roller blind. Large walk in storage cupboard with lighting and electric meters. C/h radiator. 1 double power point. Smoke alarm. C/h controls. "Jack and Jill" Shower Room off. Oak flooring. Glass panelled oak door to Kitchen. Underfloor heating control. Stairs to upper floor.

### BEDROOM 1: 4.39m x 4.09m

Spacious double bedroom with window to front giving a lovely open view, deep display sill and roman blind. Small window to side with deep display sill. 4 double power points. Range of fitted wardrobes with hanging rails and shelving. Underfloor heating control. Door to "Jack and Jill" Shower Room. Oak flooring.

### SHOWER ROOM: 3.79m x 1.73m

A modern "Jack and Jill" Shower Room with window to rear, deep display sill and roman blind. White WC and pedestal wash hand basin with mixer tap and tiled to dado with ceramic tiling. Double fully tiled glass shower cubicle with stainless steel shower. Concealed down lighters. Extractor fan. Heated towel rail. Ceramic tiled flooring.

### KITCHEN/DINING AREA: 5.61m x 4.41m

Extremely spacious fitted kitchen with french doors to courtyard at rear and picture window to front giving a lovely open view with roman blind. White 'villeroy and bosch' sink unit with drainer and mixer tap. Excellent range of contemporary white fitted base and wall units with natural wood worktops, contrasting tiling, glass display units and under unit lighting. Breakfast bar with built in wine rack. Gas 5 ring range master cooker with chrome chimney style hood. Integrated 'bosch' dishwasher. 5 double power points. Concealed down lighters. Telephone point. Underfloor heating control. Oak panelled doors to hall and lounge. Ceramic tiled floor.



**LOUNGE: 5.61m x 4.11m**

A delightful room with 2 windows to the side giving a lovely view over the countryside, deep display sills and roller blinds. French doors with windows to either side open onto the decking at the front. Feature fireplace with electric wood burner effect fire, ceramic hearth, oak surround and mantel. 2 attractive ceiling light fittings. Telephone point. 5 double power points and 3 lamp points. Underfloor heating control. TV aerial. Oak panelled door to kitchen. Wooden floor.

**UPPER FLOOR:**

Reached by a lovely oak staircase from the entrance hall with open balustrade, handrails and fitted carpet.

**LANDING:**

An attractive landing with open balustrade gives access to all rooms on the upper floor. 1 double power point. C/h radiator. Smoke alarm. Carbon monoxide alarm. Shelved linen/airing cupboard containing 'worcester' c/h boiler and water system. Hatch to attic space. Fitted carpet.

**BEDROOM 2: 7.29m x 5.01m**

An extremely spacious double bedroom/suite with 2 windows to front enjoying a super open outlook and deep display sills. Velux window to front. Excellent range of fitted wardrobes with hanging rails, shelving and oak panelled doors. 2 c/h radiators. 6 double power points. TV aerial. Telephone point. Fitted carpet.

**BEDROOM 3 WITH EN-SUITE SHOWER ROOM:****BEDROOM: 4.96m x 4.93m**

A bright double bedroom with picture window to front giving stunning views over the countryside beyond. Range of fitted wardrobes with hanging rails and shelving. TV aerial. 5 double power points. C/h radiator. Telephone point. Fitted carpet. 15 panel glass door opens onto a small seating area from where to sit and enjoy the views and stairs leading to ground floor.

**EN-SUITE: 2.48m x 1.65m**

A spacious shower room with velux window to rear gives an abundance of natural light. White WC and pedestal wash hand basin with tiled splashback and mixer tap. Double fully tiled glass shower cubicle with contemporary stainless steel shower. Concealed down lighters. Extractor fan. Heated towel rail. Ceramic tiled floor.

**BEDROOM 4: 4.20m x 3.22m**

Double bedroom with window to rear, roller blind and deep display sill. Fitted wardrobe with shelving and hanging rail. 2 double power points. C/h radiator. Telephone point. TV aerial. Spot lighting. Fitted carpet.

**BATHROOM: 3.94m x 2.46m**

A contemporary family bathroom with frosted glass window to front and roller blind. White suite comprising WC and pedestal wash hand basin with feature ceramic tiled splashback. Bath with shower attachment and tiled splashback. Separate fully tiled shower cubicle with glass door and stainless steel shower. Large heated towel rail. Concealed down lighters. Ceramic tiled flooring.





**GARAGE:**

There is a detached brick built garage at the side of the property which is accessed via up and over door. There is also a monoblock driveway directly in front of the property for private parking.

**GARDENS:**

There is a neatly maintained lawn to the front and an area of decking from where to sit and enjoy the stunning views. A gate at the side of the property opens into a paved courtyard at the rear which is fully enclosed and has a garden shed and outside lantern lighting.

**GENERAL:**

The Old Stables is a delightful semi detached property with bright and spacious family sized accommodation presented in neutral tones and finished to a high standard with oak doors, facings and skirtings. There is underfloor heating throughout the ground floor and the upper floor is served by LPG gas. All fitted carpets, flooring, curtains, blinds and light fittings are included in the sale.

**SERVICES:**

Mains water, drainage and electricity are connected. LPG gas. Access to the property is via a shared unmade drive.

**BURDENS:**

Council Tax – Band E EPC Rating – C71

**VIEWING:**

Strictly by appointment through 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.



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**TAITS**  
Solicitors & Estate Agents

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

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