

Jedburgh

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Chapel Cottage,

Edgerston, Jedburgh TD8 6PW

Offers Over £205,000



Adorned with period features, Chapel Cottage is a delightful, detached cottage located a few short miles from Jedburgh. Presented to the market in move-in condition, Chapel Cottage brings a unique opportunity to the family and/or those looking to acquire a semi-rural, accessible home within the Borders. Set back from the A68 trunk road, the property is presented to the market in move in condition and offers an abundance of attractive features, inclusive of the generous garden grounds that engulf the home. Viewings are considered essential to fully appreciate.



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Planning Permission:

Planning has previously been approved to extend the property further to allow for an additional bathroom on the first floor as well as moving the current staircase. Planning documents can be found on the public access portal with reference: 21/01656/FUL.



Location:

Edgerston is a small hamlet just a few miles from the historic Borders town of Jedburgh. Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is also 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:

Internally, Chapel Cottage comprises an open planned lounge and dining room, kitchen, shower room and a single bedroom on the ground floor as well two double bedrooms on the first floor, which is accessed via a spiral staircase – a most unique and charming feature. Externally, the property benefits from a large surrounding garden with both lawn and planted flower beds, a large timber built garage/workshop complete with an electricity supply and secure doors, utility outhouse and a large driveway the encircles that cottage. Perfectly suited to a couple, small family or those looking for more rural accommodation, 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 central heating and private drainage.

EPC:

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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:

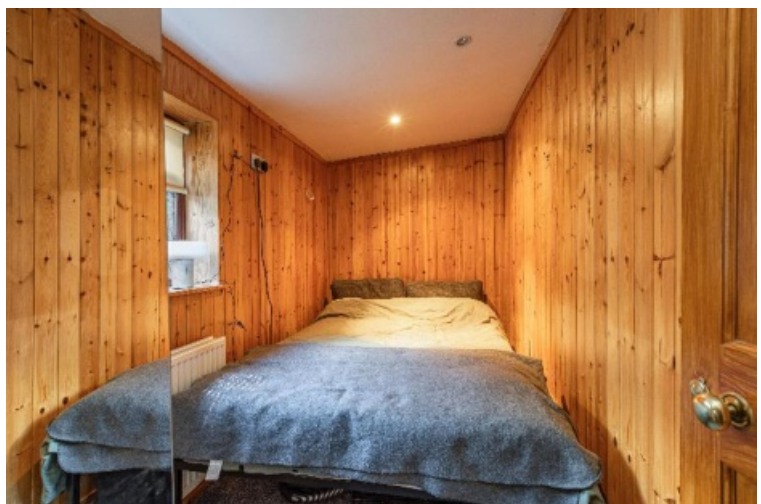
£205,000.00

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.

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Chapel Cottage, Edgerston, Jedburgh

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft

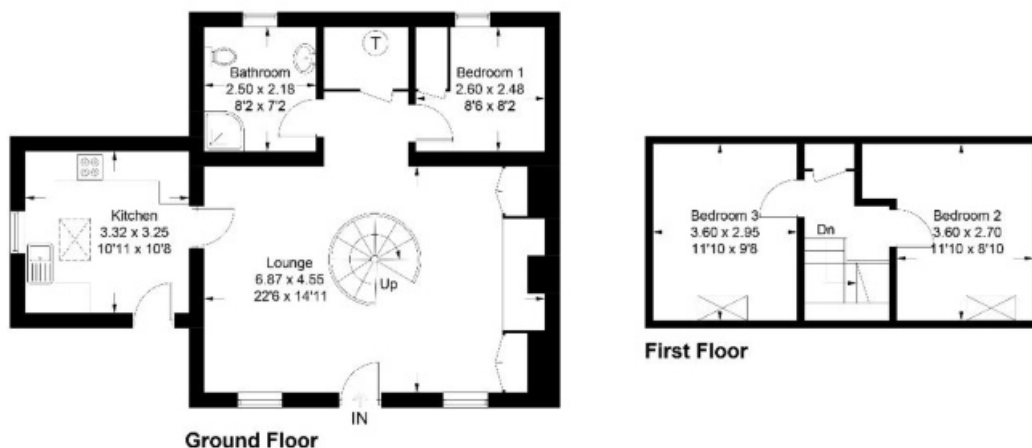


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk/sketch.com © (ID1025131)

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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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

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.