

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## **11 The Glebe,**

Ancrum, TD8 6UX

**Offers Over £165,000**



Entering the market in move in condition, 11 The Glebe offers wonderfully proportioned accommodation within the highly sought after village of Ancrum, a few short miles from the Royal Burgh of Jedburgh. Extending to an approximate 88sqm, the three-bedroom semi-detached house is situated within a quiet cul-de-sac on the outskirts of the village and should particularly appeal to those looking to purchase their forever home, or those looking to bask in the benefits a semi-rural village has to offer.





# 11 The Glebe,

Ancrum, TD8 6UX

Offers Over £165,000





**Location:**

Ancrum lies some 3 miles north west of Jedburgh near the junction of the Ale Water with the Teviot and just off the A68 between St Boswells and the turn off for Hawick. The village itself is well served by public transport to many of the surrounding towns and villages. It has a combined Post Office and village store as well as a primary school, village hall, pub and church. In the nearby town of Jedburgh there is a good range of shopping and sports amenities. The main trunk route both north and south bound provided by the A68 runs through Jedburgh, bringing many of the surrounding Borders towns and villages into comfortable travelling distance.

**Description:**

Spanning over two floors, 11 The Glebe currently comprises an entrance hallway, lounge, dining kitchen and WC on the ground level, while offering two generously proportioned bedrooms as well as a third smaller bedroom and family bathroom on the first floor. In addition, the property is graced with an abundance of internal storage as well as a well-appointed, floored loft space. Externally, the home benefits from private garden grounds to the front, side and rear that comprise of both soft and hard landscaping as well as a private driveway to the side. Viewings are considered essential to fully appreciated.

**Fixtures and Fittings:**

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

**Services:**

Mains gas, electricity, water and drainage.

**EPC:**

C

**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:**

£165,000.00

**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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## 11 The Glebe, Ancrum

Approximate Gross Internal Area = 96.4 sq m / 1038 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@sketch.com © (ID1042320)

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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

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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.