

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Nisbet Mill Farm Cottages, Jedburgh, TD8 6TT

OIRO £200,000



5 Nisbet Mill Farm Cottages is a most delightful, impeccably presented, mid-terraced two-storey farm cottage located in a rural yet accessible area, approximately 5 miles from Jedburgh. Originally constructed circa 1890, and extended approximately 50 years ago, the cottage is offered in incredibly turnkey condition, evidenced by the all category one home report. Comfortably proportioned, with an internal area of 93sqm, the cottage not only provides a most impressive family home, but also offers the epitome of rural living with stunning open views over the rolling countryside. Viewings are considered essential to fully appreciate.



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Jedburgh, TD8 6TT

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Viewing Arrangements:
Strictly by appointment with the Selling Agent.
To arrange an appointment to view please
contact Cullen Kilshaw Jedburgh on 01835
863202.



Location:

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is 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:

On the ground elevation, 5 Nisbet Mill Farm Cottage comprises an entrance hallway, spacious living room with multi-fuel stove, modern kitchen with integrated appliances and large family bathroom with separate bath and shower cubicle. Moving to the upper elevation, the cottage offers a master bedroom with fantastic built-in storage facilities, landing and two further double bedrooms.

Externally, the cottage enjoys private, enclosed gardens to the front, formed in a combination of hard and soft landscaping and terraces down toward the open fields. These grounds have been landscaped to provide a low-maintenance haven, while offering further external storage on the lower terrace. Additionally, the property enjoys two designated, off-street parking spaces to the rear and is graced with breath-taking views over the surrounding countryside from all aspects of the home.

Fixtures and Fittings:

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

Services:

Mains electricity. Private water and drainage. Partial solid fuel central heating system from a back boiler connected to the stove within the lounge. Further heating supplied by modern electric smart panel radiators.

EPC:

E

Home Report Value:

£200,000.00

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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Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft

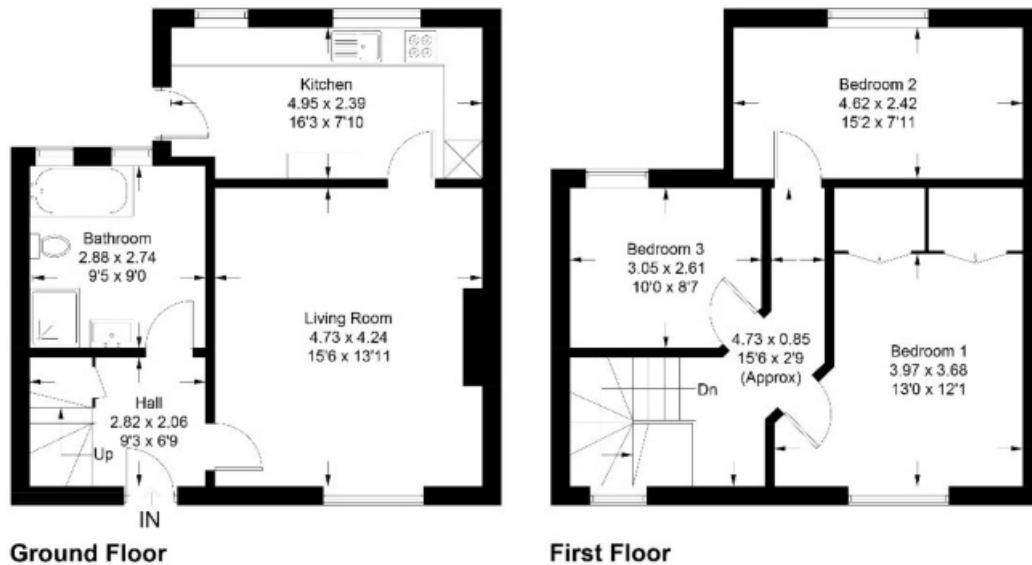


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID1051861)

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Email: jedburgh@cullenkilshaw.com

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

Full members of:



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.