

Jedburgh

Call 01835 863202



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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16 West Myrescroft, Jedburgh, TD8 6XR



16 West Myrescroft, a fantastic three bedroom, semi-detached family home that is brought to the market within the highly sought after village of Ancrum. Presented in move-in condition, the spacious home extends to an approximate 83sqm, boasting comfortably proportioned internal accommodation - inclusive of two generous double bedrooms as well as a third small double - creating a truly wonderful space for the family.



**16 West
Myrescroft,**
Jedburgh, TD8 6XR



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:

Benefitting from high quality, modern fixtures and fittings throughout, the open plan dining kitchen is of particular note as it flows through to the lounge and allows a wealth of natural light to enter the property with double aspect windows and access through the patio doors to the garden area - providing the perfect indoor/outdoor feel. Externally, 16 West Myrescroft is home to well-maintained garden grounds to the front, side and rear which are mainly laid to lawn and enclosed with a timber fence. In addition to the beautiful garden grounds, there is an abundance of parking facilities available within the driveway to the left of the home and ample on-street parking throughout the development. Perfect for the first time buyer, family and/or those that are looking to move to a quieter environment - 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 gas, electricity, water and 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:

£195,000.00

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 = 83 sq m / 893 sq ft

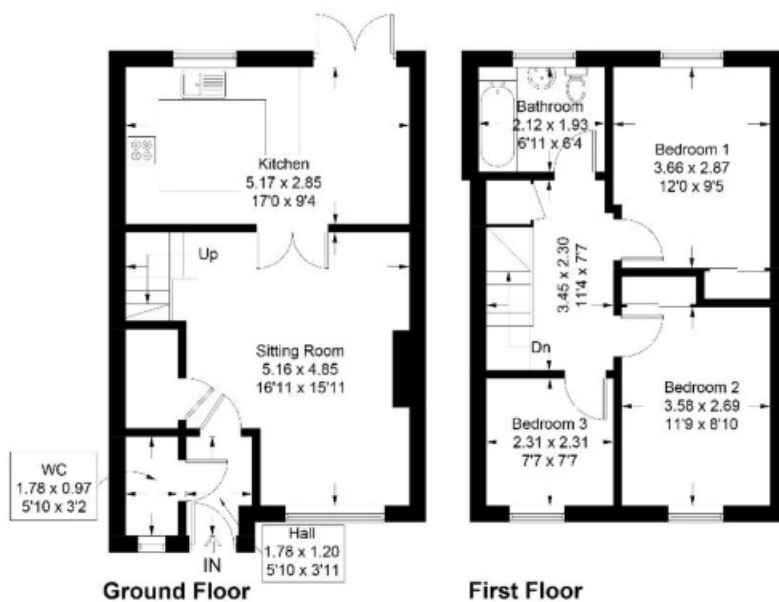


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (101116208)

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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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