

Jedburgh

Call 01835 863202



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Blaxland,

Crailing, Jedburgh, TD8 6TW



Constructed around 40 years ago, Blaxland is a beautifully maintained, detached three-bedroom home nestled in the picturesque rural village of Crailing. Just a short drive from both Jedburgh and Kelso, this charming property enjoys breath-taking open countryside views to the rear, including a lovely aspect of Peniel Heugh, and sits on a generously sized plot, offering peace, privacy, and a genuine sense of space.

This is a rare opportunity to secure a truly special home in a peaceful, sought-after rural setting. Early viewing is strongly recommended to fully appreciate the lifestyle on offer.



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Location:

The borders village of Crailing lies just off the A68, around 4 miles from the bustling market town of Jedburgh, which is home to a good selection of independent shops, galleries, pubs and cafes while being steeped in rich history and boasting the incredible remains of a 12th century Augustinian Abbey, the Castle Jail and the 16th Century home of Mary Queen of Scots. Crailing enjoys a fine central position for quick access to the A68 allowing travel north to the City By-Pass and Edinburgh or south to Newcastle while also lying a short 7 miles from Kelso. Rail connections are available at Tweedbank (15 miles north) where there is the Borders Rail Link to Edinburgh, Berwick Upon Tweed (30 miles east) for the east coast main line.



Description:

Extending to approximately 119 square metres, the internal accommodation is presented to an exceptional standard, supported by a full Category 1 Home Report—affirming the quality and care with which the home has been maintained. The layout is thoughtfully designed and highly flexible, which would prove ideal for growing families, multi-generational living, or those seeking a peaceful retreat in the Borders.

The ground floor welcomes you with an entrance vestibule leading into a central hallway, from which the spacious living and dining room flows seamlessly. A second sitting room offers additional comfort and versatility, complemented by a modern shower room and a bright, well-equipped breakfasting kitchen that opens into a delightful conservatory, perfect for enjoying the surrounding views in every season. Upstairs, three well-proportioned bedrooms are served by a stylish shower room, further completing the accommodation.

Outside, the beautifully landscaped garden grounds are a real highlight, offering a combination of hard and soft landscaping that is both attractive and practical. Already a serene outdoor haven, the garden also offers scope for further development or personalisation, depending on a buyer's vision.

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.

EPC:

D

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:

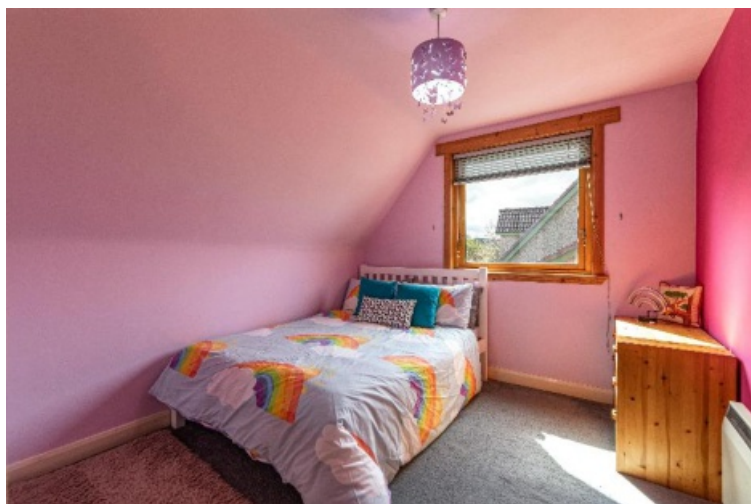
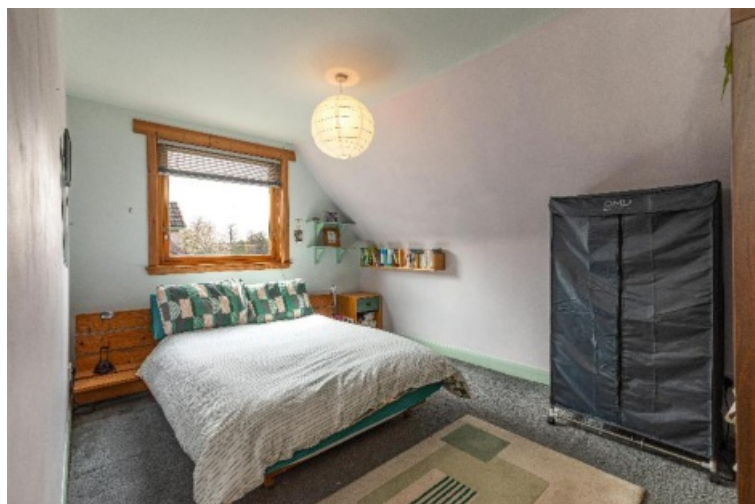
£350,000.00

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 = 147.4 sq m / 1587sq ft

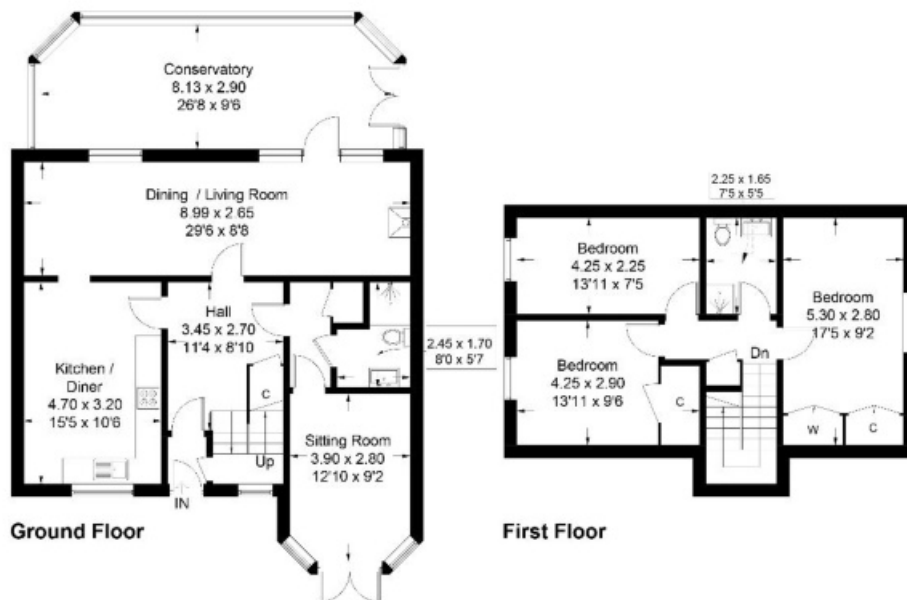


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co (ID1197237)

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Jedburgh, TD8 6DQ
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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.