

**Jedburgh**  
Call 01835 863202

**OIRO £225,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**24 West Myrescroft,**  
Ancrum, TD8 6XR



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Ancrum, TD8 6XR

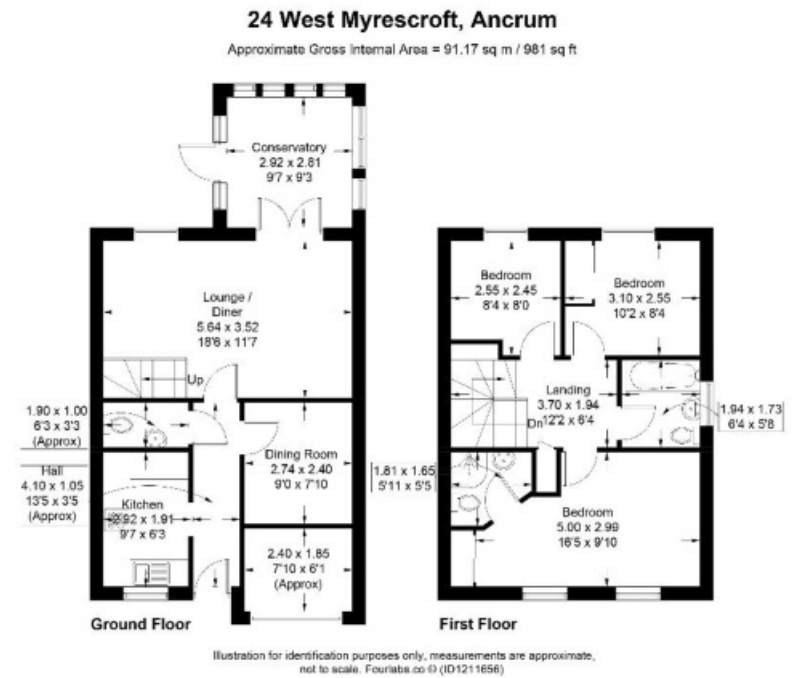
Nestled within the highly sought-after village of Ancrum, 24 West Myrescroft presents a fantastic opportunity to acquire a beautifully maintained, three-bedroom detached family home in true turn-key condition. Offering approximately 95 sqm of well-designed living space, this modern home is perfect for families, first-time buyers, or those seeking a high-quality investment.

## Accommodation Comprises:

- Spacious 3-bedroom detached family home in sought-after Ancrum village
- Bright living room with wood-burning stove and dual-aspect outlook
- Modern kitchen with quality fixtures
- Conservatory leading to private rear garden with lawn and patio areas
- Double driveway and integral garage plus on-street parking
- Turn-key condition throughout – ideal for families or first-time buyers







## 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

Internally, the accommodation is bright and spacious, featuring two generously sized double bedrooms and a third smaller double – ideal as a nursery, guest room, or home office. At the heart of the home lies the inviting living area, a warm and welcoming space with a wood-burning stove as its centrepiece, ideal for relaxing evenings. This room enjoys a bright, dual-aspect outlook and flows beautifully through to the conservatory and rear garden, enhancing the home's sense of space and light.

The adjacent kitchen is fitted with high-quality modern units and fixtures, while the separate dining rooms offers plenty of space for family meals and entertaining.

Externally, the property is surrounded by private, well-maintained gardens, mainly laid to patio with lawn areas perfect for al fresco dining. A timber fence encloses the rear garden, offering both privacy and security. Further benefits include a double parking bay to the front and ample on-street parking throughout this peaceful development as well as a fantastic store area that forms part of the former garage.

Whether you're looking for your first home, a family-friendly environment, or a ready-to-go investment, viewings are highly recommended to fully appreciate all that this exceptional property has to offer.

## Viewings

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

## 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

## Home Report Value

£225,000

## 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.



Interested in this property?

**Jedburgh**

**Call 01835 863202**

38 High Street,  
Jedburgh, TD8 6DQ  
Phone: 01835 863202  
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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 |



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.