

**Jedburgh**  
Call 01835 863202

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS  
[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**32 South Myrescroft,  
Ancrum, TD8 6XE**





32 South Myrescroft is a well-proportioned, three-bedroom semi-detached home set within the highly desirable village of Ancrum, just a short drive from Jedburgh. Offering spacious accommodation, neutral décor, and a peaceful residential setting, this property presents an ideal opportunity for families, first-time buyers, or those looking to relocate to a vibrant village community.

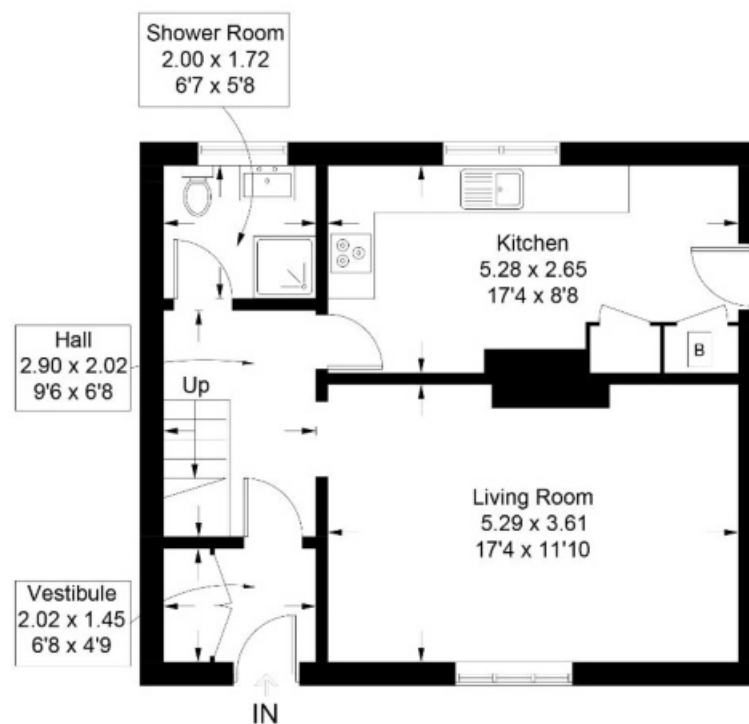
The ground floor features a welcoming entrance hallway, a generously sized lounge, a dining kitchen with ample space for family meals, and a recently modernised shower room. Upstairs, the property boasts three well-proportioned double bedrooms, each benefitting from built-in storage, providing practical and comfortable living space.

Externally, 32 South Myrescroft enjoys private, enclosed gardens to the front—primarily laid to patio for low-maintenance living—as well as side and rear gardens featuring a mix of lawn, patio, and stone chips. The rear garden, in particular, benefits from spectacular open views over the surrounding countryside, offering a peaceful and picturesque outlook. On-street parking is available nearby.

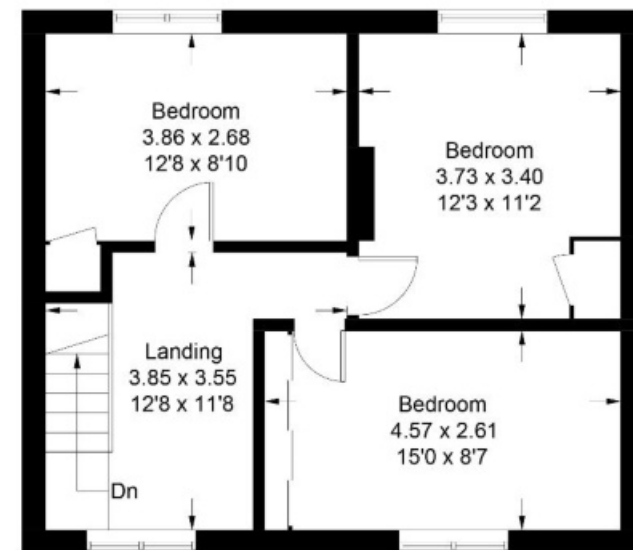
With modern double glazing, a recently upgraded shower room, and its location within the catchment area for both primary and secondary education, this property offers excellent value in a desirable setting. Viewings are highly recommended to fully appreciate what this home has to offer.

## 32 South Myrescroft, Ancrum, TD8 6XE

Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1248827)

### Lending & Construction Note - Restrictions Apply

It is important to note that spray foam insulation has been applied internally to the roof surfaces. As spray foam insulation is commonly deemed unsuitable by the majority of lenders, this property does not meet standard mortgage lending criteria. As such, this property will not be suitable for purchasers requiring mortgage finance, and is therefore more appropriate for cash buyers or those with alternative funding arrangements.

### Home Report Value | EPC

£150,000 | EPC: D

### Services

Mains gas, electricity, water and drainage.

### Fixtures and Fittings

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

### Viewings

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

### 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  
Fax: 01835 864016  
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
Tranent,	Tel 01875 611211



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.