

Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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4 West Myrescroft, Ancrum, TD8 6XR



Contemporary village living at its finest, 4 West Myrescroft is an exceptional detached villa presented in stunning move in condition. Built around 2012 and refined through thoughtful internal alterations, the home now offers a beautifully balanced blend of modern comfort, energy efficiency and understated luxury.

Set within a desirable residential development in the heart of Ancrum, the property enjoys captivating countryside views to the front, a sun trap garden to the rear and effortless access to village life, with Jedburgh's amenities just four miles away.

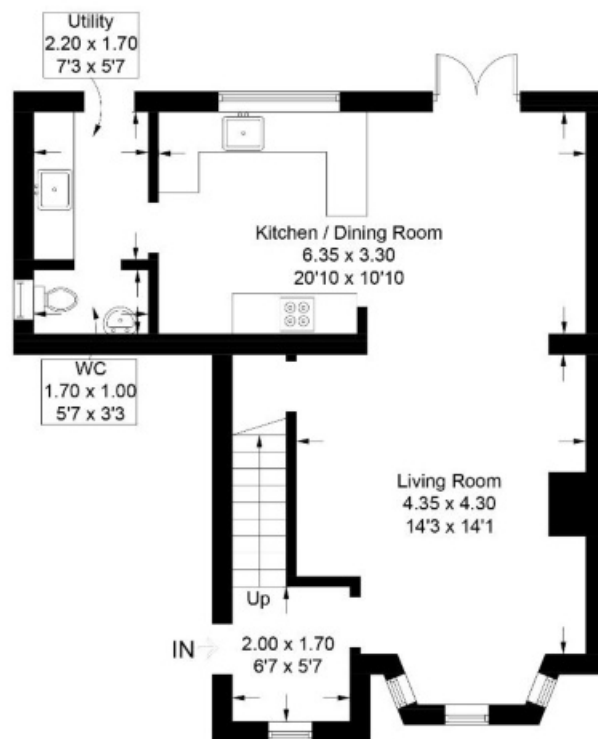
Arranged over two spacious levels and extending to approximately 122 square metres, the interior has been finished to an immaculate standard, with the majority of the Home Report sitting comfortably in category one.

On the ground floor, a welcoming entrance hallway leads to a bright living room, a luxurious kitchen diner, a practical utility room and a stylish WC compartment. Upstairs, the master bedroom enjoys its own en suite shower room, complemented by three further bedrooms, a dedicated study and a beautifully appointed family bathroom.

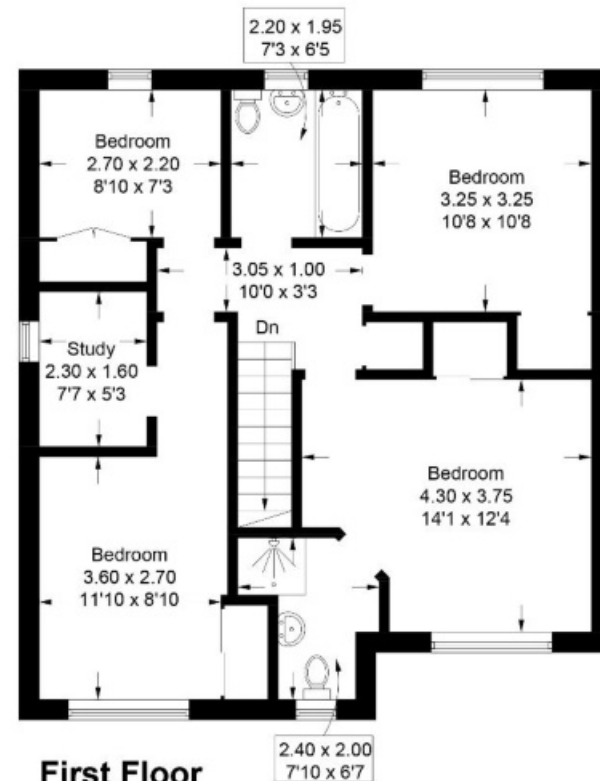
With its luxurious finish, flexible layout and peaceful village position, 4 West Myrescroft represents an outstanding opportunity for buyers seeking a modern, high quality home in one of the Borders' most sought after rural communities.

4 West Myrescroft

Approximate Gross Internal Area = 126.1 sq m / 1357 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315091)

Situation

Ancrum is one of the Scottish Borders' most desirable villages, known for its peaceful rural charm and strong sense of community. Set among rolling countryside, it offers a beautifully tranquil setting while remaining just a few miles from Jedburgh, providing easy access to everyday amenities. The village enjoys a welcoming atmosphere, scenic walks, a popular local pub and excellent road links, making it an ideal choice for buyers seeking refined village living with convenience close at hand.

Home Report Value | EPC

£295,000 | EPC: B

Services

Mains gas, electricity, water and drainage. EV car charging point

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

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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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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.