

Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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16 West Myrescroft, Ancrum, TD8 6XR



16 West Myrescroft is a beautifully presented three-bedroom semi-detached home, set within the highly sought-after village of Ancrum and offered to the market in true move-in condition. Extending to approximately 83 sqm, the property offers a generous and well-balanced layout, with two spacious double bedrooms and a third versatile single that works perfectly as a child's room, home office or guest space.

The open-plan dining kitchen forms the heart of the home, finished with modern cabinetry and quality fittings, and flowing naturally into the bright, welcoming lounge. Double aspect windows and French doors leading to the rear garden allow light to pour through the space, creating an effortless indoor-outdoor feel ideal for everyday living and entertaining. Upstairs, the bedrooms are tastefully decorated and accompanied by a contemporary family bathroom in soft neutral tones, while a stylish ground-floor cloakroom adds further convenience.

Externally, the property enjoys well-maintained gardens to the front and rear, mainly laid to lawn and enclosed by timber fencing - a safe and appealing space for children, pets or simply relaxing outdoors. A private driveway provides excellent off-street parking, with additional visitor parking available throughout the development.

Situated in a peaceful residential pocket of Ancrum, the home offers an attractive blend of village charm and modern comfort, with easy access to local amenities, scenic walks and transport links. An ideal choice for first-time buyers, families or anyone seeking a quieter lifestyle, early viewing is strongly encouraged to fully appreciate everything this lovely home has to offer.

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Approximate Gross Internal Area = 83.4 sq m / 898 sq ft

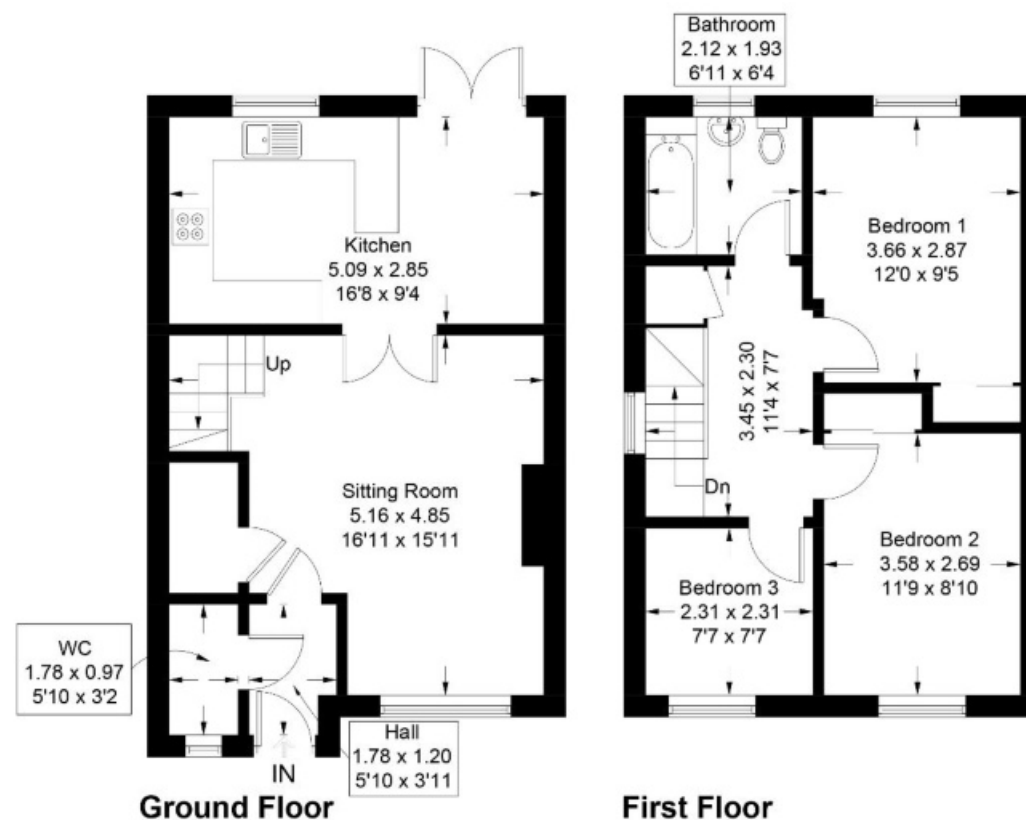


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1324507)

Situation

Jedburgh, nestled along the A68, offers excellent connectivity to the main towns and employers of the region, with easy access to major routes north and south. The town is rich in history, home to attractions such as Jedburgh Abbey and Jedburgh Castle Jail, and provides a good range of shops, leisure facilities, and both primary and secondary schooling. Surrounded by the scenic landscapes typical of the Scottish Borders, Jedburgh blends historic charm with everyday convenience.

Home Report Value | EPC

£200,000 | EPC: C

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
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Selkirk,	Tel 01750 723 868
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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.