

Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Ashlea, Main Street, Ancrum, TD8 6XH



Occupying a prominent position in the heart of the picturesque Borders village of Ancrum, Ashlea is a beautifully presented and deceptively spacious end terraced home, blending period character with contemporary living. Believed to date back around 175 years and comprehensively refurbished and extended in 2018, the property offers generous family accommodation extending to approximately 130 sq m (1,427 sq ft).

Thoughtfully designed for modern lifestyles, the accommodation centres around a bright and welcoming lounge which flows seamlessly into a well appointed contemporary kitchen, creating an excellent space for both everyday living and entertaining. The ground floor also includes a versatile multi purpose room, ideal as a fourth bedroom, home office, family room or hobby space, together with a convenient cloakroom WC.

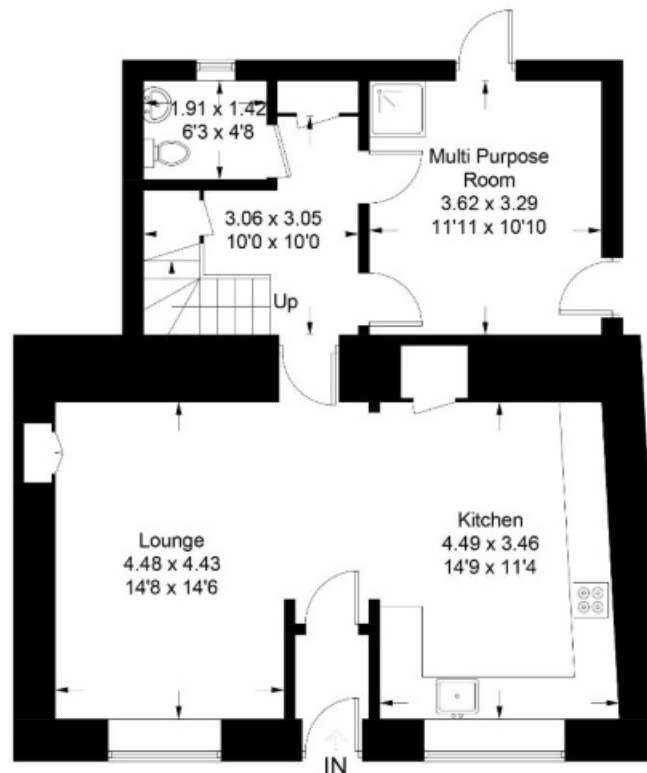
Upstairs, there are three spacious double bedrooms, including an impressive principal bedroom with en suite shower room. A modern family shower room serves the remaining bedrooms, providing a practical and flexible layout well suited to families, guests and home working.

Externally, Ashlea benefits from private rear garden grounds, additional side garden space and a stone chipped driveway providing off street parking for multiple vehicles. The outdoor areas offer an attractive and peaceful setting within this sought after village community.

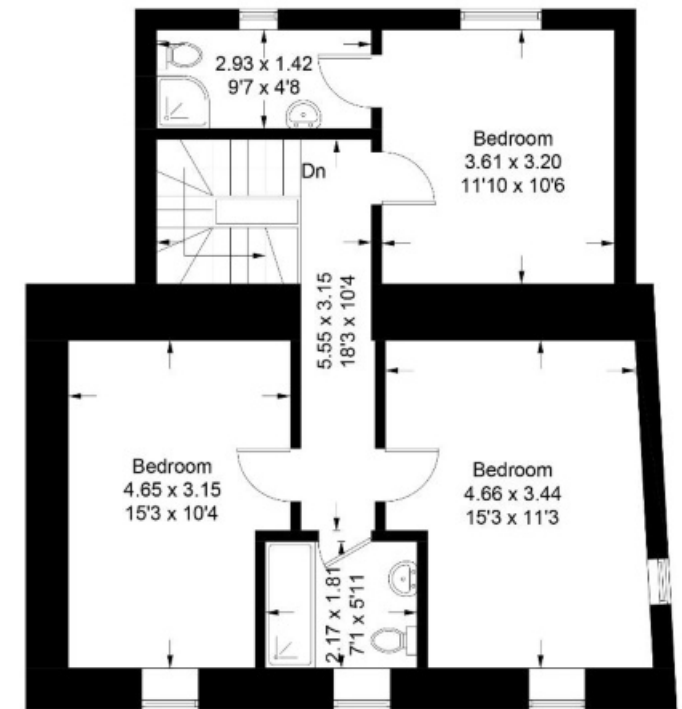
Having undergone extensive refurbishment and modernisation, including the addition of a two storey extension, Ashlea successfully combines the charm of a character property with the comfort and efficiency of modern living.

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Approximate Gross Internal Area = 132.6 sq m / 1427 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1338028)

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

£325,000 | 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

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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.