



# BANNERMANBURKE

PROPERTIES LIMITED



**7 Landene, Jedburgh, TD8 6XL**  
**Offers In The Region Of £145,000**



# 7 Landene, Jedburgh, TD8 6XL

## Offers In The Region Of £145,000



- HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ 3 DOUBLE BEDROOMS ■ BOX ROOM/OFFICE ■ BATHROOM AND SHOWER ROOM ■ FRONT REAR AND SIDE GARDEN WITH 2 SHEDS ■ GAS CH & DG ■ AMPLE ON STREET PARKING ■ EPC RATING D

Viewing comes highly recommended of this three bedroom and a box room semi detached family home in the sought after village of Ancrum. Offered for sale in good order but would benefit from some cosmetic upgrading. Double glazing and gas central heating are an advantage along with communal on street parking for this development only. Front and rear gardens are generous in size with the rear garden enclosed with sheds, patio areas and clothes drying facilities. Located just a short walk to the Village centre where a local shop and pub are available. The larger town of Jedburgh is located just a short drive away where more facilities can be found.

### The Village

The small village of Ancrum lies 5km West of the larger town of Jedburgh. It sits close to the Ale Water, which joins the River Teviot. The village which currently has a population of around 300, is situated just off the A68 trunk road on the B6400, which runs through Ancrum. There is a Primary School within the village along with local shop, pub and bowling club.

### Travel

Approximate Distances - Jedburgh 5 miles, Hawick 11 miles, Galashiels 13 miles, Edinburgh 45 miles, Newcastle 60 miles

### The Property

Entering the property from the front via a solid timber and glazed door into the entrance hall where the living room, kitchen and shower room are accessed. Carpeted stairs provide access to the upper level where double bedrooms, box room/office and bathroom are located.

The living room is located to the front with double glazed window overlooking the front garden and a window to the side. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. The main focal point of the room is the timber fire surround with marble back and hearth and

electric fire inset. A timber door leads to the dining kitchen which is located to the rear of the property with large double glazed window overlooking the rear garden and door to the rear hallway. Good range of floor and wall units with ample work surface space and space for dining table and chairs. Electric cooker, dishwasher and washing machine are all included in the sale. Single bowl sink and drainer, central heating radiator and ceiling spotlights. The rear hallway provides access to the rear garden and has a storage cupboard that houses the combination gas boiler.

On the ground floor level also is a shower room that is accessed from the hallway and comprises of a 3pc suite of wash hand basin, WC and shower enclosure with electric shower.

The upper level provides access to three double bedrooms, box room/office and family bathroom. The 2 larger rooms are decorated in neutral tones with carpet flooring, central heating radiators and ceiling light fittings. The 3rd bedroom is decorated in feature wallpaper with carpet to floor and ceiling light fitting. An additional bonus is the box room which is versatile in use and would make an ideal home office or nursery. Also on this floor is the family bathroom comprising of 3 piece suite of bath with mixer tap including shower attachment, wash hand basin set in vanity furniture and WC. Decorated in feature wall paper with tile to bathing area, carpet to floor, central ceiling light fitting and central heating radiator.

### Room Sizes

- Sitting Room 4.05 x 4.714
- Dining Kitchen 4.4 x 3.33
- Shower Room 2.04 x 1.77
- Double Bedroom 4.09 x 2.701
- Double Bedroom 2.68 x 4.08
- Double Bedroom 3.09 x 2.39

Box Room 1.71 x 1.81

Bathroom 2.67 x 1.82

### Externally

The property benefits from large front and rear garden, laid to lawn with clothes drying facilities and 2 sheds. To the side is a fenced area with patio.

### Directions

From the A68 travelling south toward Jedburgh, take a right onto the B6400 signposted for Ancrum. Follow the road around to the right and then left and Landene is located on the right hand side.

### Sales and Other Information

### Fixtures and Fittings

All carpets, floor coverings, light fittings, and white goods included in the sale.

### Services

Mains drainage, water, gas and electricity.



**Offers:**

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

**Viewings:**

Strictly by appointment through Bannerman Burke Properties Ltd.

**Notice:**

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

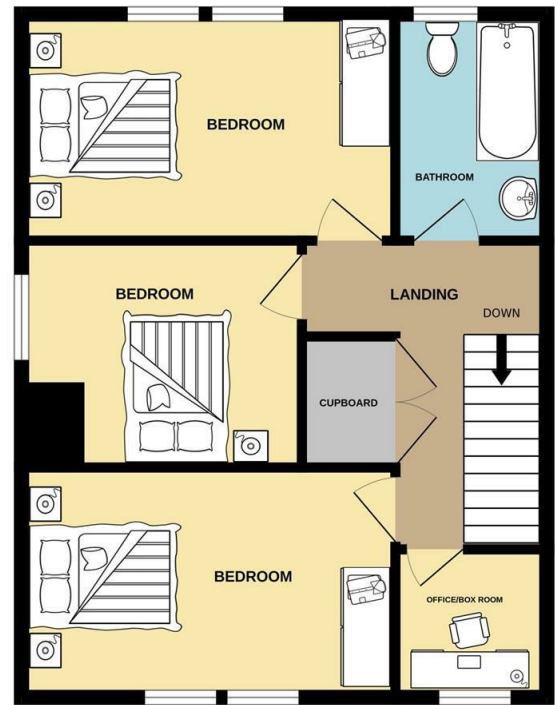
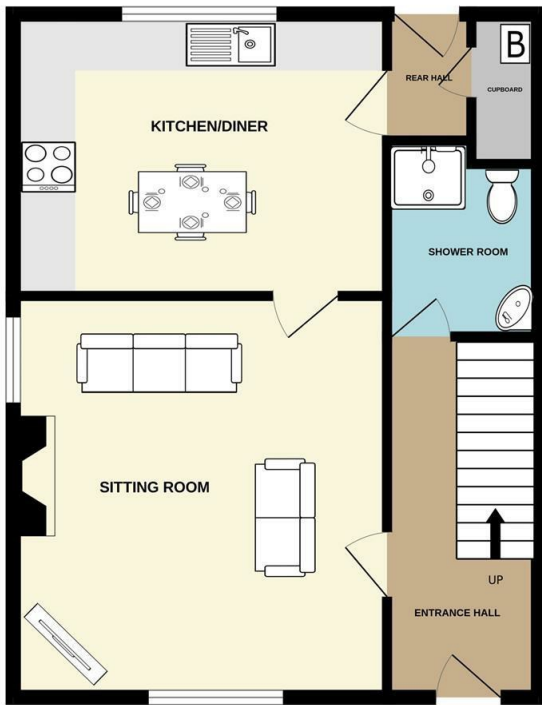


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



7 LANDENE, ANCRUM

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