

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Baittens Farm Cottage,

Jedburgh, TD8 6TN

OIRO £155,500



* UNDER HOME REPORT VALUE * Providing a unique and exciting opportunity to the market, with breath-taking views over the rolling countryside of the Borders, 2 Baittens Farm Cottage would be the ideal purchase for those looking to relocate to the countryside. Extending to a comfortable 87sqm, the cottage is in need of a degree of refurbishment throughout – allowing the new owner to add their own stamp and create their forever home.



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Location:

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

Description:

Situated within short commutable distance to both Jedburgh and Kelso, the 120-year-old cottage enjoys wonderful scope for modernisation, while offering well-appointed features, allowing the buyer to undertake works while living within the property. Internally comprising an entrance hallway, lounge, kitchen, bathroom and a double bedroom on the ground floor as well as two very well proportioned double bedrooms on the first floor. Externally, 2 Baittens Farm Cottage enjoys a generously proportioned, private garden to the rear that is mostly laid to lawn, maintained with beautiful views, as well as offering off-street parking facilities to the front and external storage by way of the large storage shed and stone-built coal house. Viewings are considered essential to fully appreciate.

Fixtures and Fittings:

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

Services:

Mains electricity and water supply. Private drainage. Oil central heating.

EPC:

E

Viewings:

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

Home Report Value:

£160,000.00

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.

 **CULLEN KILSHAW**
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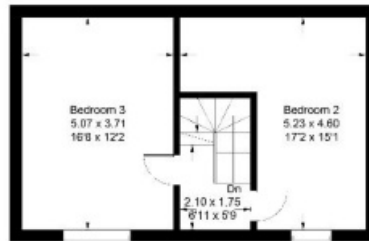
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2 Baittens Farm Cottage, Jedburgh, TD8, 6TN

Approximate Gross Internal Area = 87 sq m / 936 sq ft



First Floor



Ground Floor

Illustration for identification purposes only. Measurements are approximate, not to scale. floorplans.co.uk © (2010) 76

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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|-------------|-----------------------|
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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.