

Jedburgh

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CULLEN KILSHAW
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Dukes Croft,
33 West Myrescroft, Ancrum,
Jedburgh, TD8 6XR

OIRO £275,000



Dukes Croft is an impeccably presented three-bedroom bungalow situated within Ancrum, a most sought after semi-rural village a few miles from the Royal Burgh of Jedburgh. Surrounded by beautifully landscaped garden grounds, the property enjoys beautiful countryside views from the front elevation as well as access to the local play park to the rear. Originally constructed in 2007, Dukes Croft has been extended and altered in recent years to provide the impressive, unique level of accommodation that it sports today. Viewings are considered essential to fully appreciate.



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Location:

Ancrum lies some 3 miles north west of Jedburgh near the junction of the Ale Water with the Teviot and just off the A68 between St Boswells and the turn off for Hawick. The village itself is well served by public transport to many of the surrounding towns and villages. It has a combined Post Office and village store as well as a primary school, village hall, pub and church. In the nearby town of Jedburgh there is a good range of shopping and sports amenities. The main trunk route both north and south bound provided by the A68 runs through Jedburgh, bringing many of the surrounding Borders towns and villages into comfortable travelling distance.



Description:

Extending to an approximate 100sqm, Dukes Croft occupies a prominent spot within West Myrescroft and should particularly appeal to those seeking their forever family home, or those now in need of level accommodation throughout. Decorated in neutral tones, the detached bungalow offers modern fixtures and fittings with rustic accents, creating a most welcoming and homely aesthetic. Internally, the property comprises an entrance porch, lounge, dining kitchen, family bathroom, principal bedroom with dressing room and en-suite shower room, a further very well proportioned bedroom and the third, smaller double bedroom which is currently utilised as an office.

Externally, the allure of Dukes Croft continues. The well-presented garden grounds to the rear are formed in a combination of both hard and soft landscaping and offer a further covered living space that includes an outdoor kitchen, complete with a pizza oven and external plumbing. Adjoined to this space is a timber-framed pergola that currently hosts a hot tub, a patio area and lawn. To the front elevation, Dukes Croft offers an impressive three off-street parking spaces in addition to the garage and very well presented front garden grounds.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. The hot tub is available by separate negotiation only.

Services:

Mains gas, electricity, water and drainage.

EPC:

C

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:

£275,000.00

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.

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Approximate Gross Internal Area = 101.5 sq m / 1092 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Total = 116.1 sq m / 1249 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1130487)

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

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

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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.