



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



6 Sunny Brae, Ancrum, TD8 6XG

Guide price £200,000



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## 6 Sunny Brae, Ancrum, TD8 6XG

- Charming Detached Cottage
- Lounge with Stove
- Private Gardens
- Garage
- Idyllic Village Setting
- Two Double Bedrooms
- Dining Kitchen
- Off-Street Parking
- Ideal Downsizing Opportunity
- Good Transport Links

6 Sunny Brae is a delightful two bedroom detached cottage located in the much sought-after village of Ancrum just a short walk from amenities within the village centre. The property provides bright and spacious accommodation all on-one-level, and benefits from an attractive rear garden, attached garage and driveway parking.

### ACCOMMODATION

- HALLWAY - LOUNGE - DINING KITCHEN - TWO BEDROOMS - BATHROOM -



#### Internally

The property is entered via a timber door into a welcoming hallway. The lounge is of a generous size and boasts a woodturning stove and a large picture window allowing for plentiful light. A door from the lounge leads through to the dining kitchen. There are two double bedrooms and a bathroom.

#### Kitchen

The dining kitchen provides a wonderful additional living space with plentiful room for a dining table. The kitchen is fitted with a good range of wall and base cabinetry overlaid with solid wood worktops incorporating a ceramic Belfast style sink unit. Integrated appliances include an electric oven, microwave and four-burner gas hob with extractor hood. There are spaces for a freestanding washing machine and dishwasher. The kitchen boasts two large pantry cupboards and a back door providing access to the rear garden.

#### Bathroom

The bathroom is fitted with a 3-piece suite including WC, pedestal basin and bath with mixer shower and tiled splashbacks.

#### Externally

There are private gardens to the front and rear of the property. As you approach the property, you are greeted by a well-maintained front garden featuring neatly trimmed hedges and a variety of ornamental plants. Potted shrubs and flowers add bursts of color, creating an inviting entrance. The paved pathway leads up to the front door, framed by two elegant planters. The rear garden is a delightful haven of tranquility, offering a private space to unwind. It features a mix of paved patios and gravelled areas, surrounded by lush greenery. The two summer houses are perfect for entertaining relaxing and additional storage.

#### Outbuildings

There is an attached garage to the side of the property accessed via a metal roller door to the front and a timber glazed door to the rear. The garage benefits from mains power and lighting providing an excellent workshop area.





### Services

All mains services are present. UPVC Double Glazing and Gas Central Heating.

### Council Tax

Band C.

### Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included within the sale.

### Location

Ancrum is a picturesque village located in the heart of the Scottish Borders, renowned for its charming rural setting and vibrant community spirit. Surrounded by rolling countryside and rich in history, Ancrum offers a serene lifestyle while remaining conveniently connected to larger towns and cities.

The village is situated near the A68 trunk road, a major route that facilitates easy travel both north towards Edinburgh and south towards Newcastle. This strategic location makes Ancrum an ideal base for commuters and those who enjoy exploring the diverse attractions of the region.

### Travel

From Ancrum, travelers can conveniently access the A68 trunk road, which provides a direct route north towards St Boswells and onwards to Edinburgh. St Boswells, located approximately 7 miles from Ancrum, offers various local amenities and serves as a gateway to other picturesque villages in the Scottish Borders. Continuing on the A68, Edinburgh, the capital city of Scotland, is about 50 miles north, offering a wealth of cultural, historical, and recreational opportunities.

Traveling south on the A68 from Ancrum, you reach the historic town of Jedburgh, located around 6 miles away. Jedburgh is known for its impressive abbey and rich heritage. Continuing south, the A68 leads directly to Newcastle, approximately 60 miles from Ancrum. Newcastle is a vibrant city with extensive shopping, dining, and entertainment options.

### Home Report

A copy of the Home Report can be downloaded from our website.

### Viewings

Strictly by Appointment Only via James Agent.

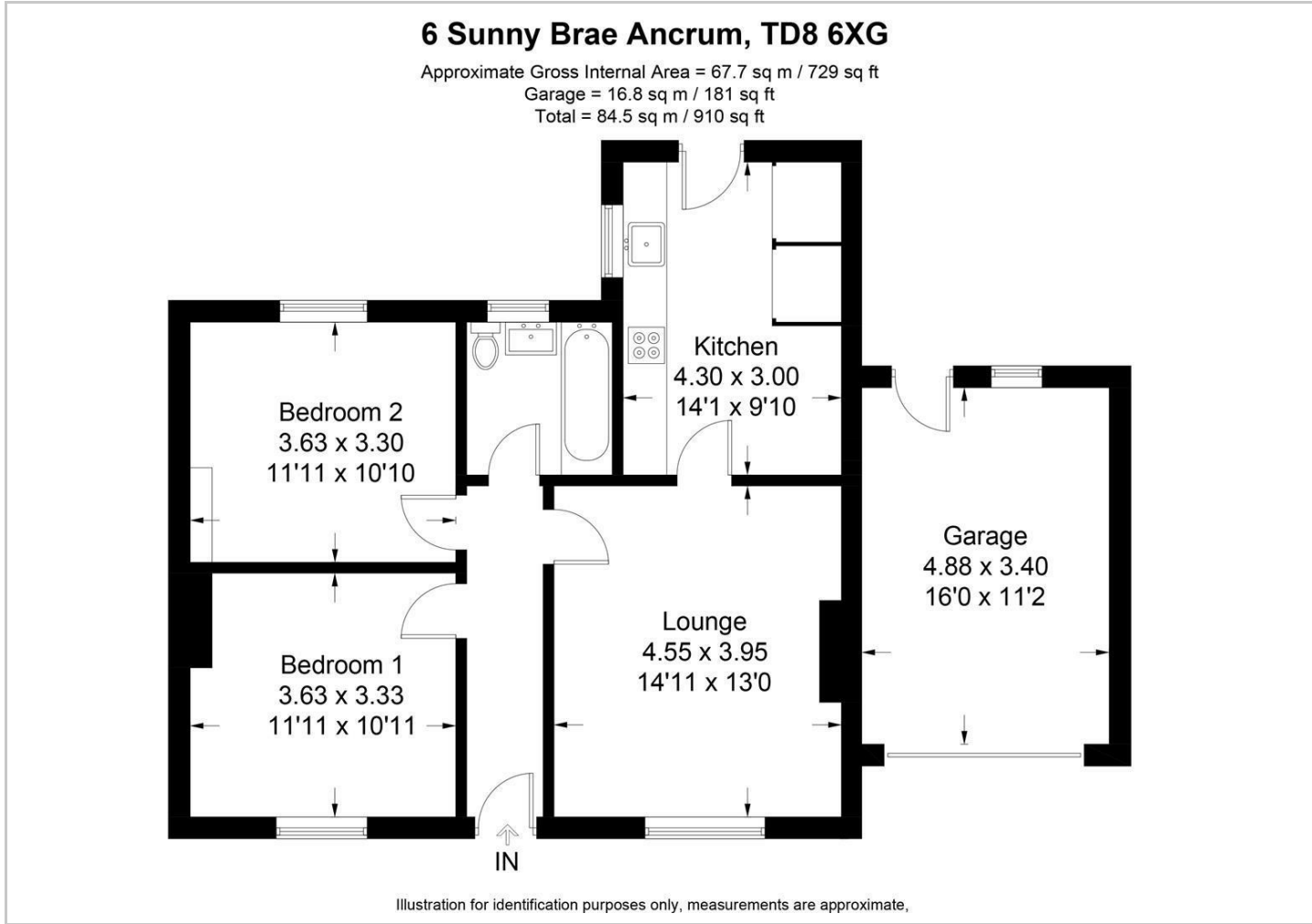
### Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at anytime.





## Floor Plans



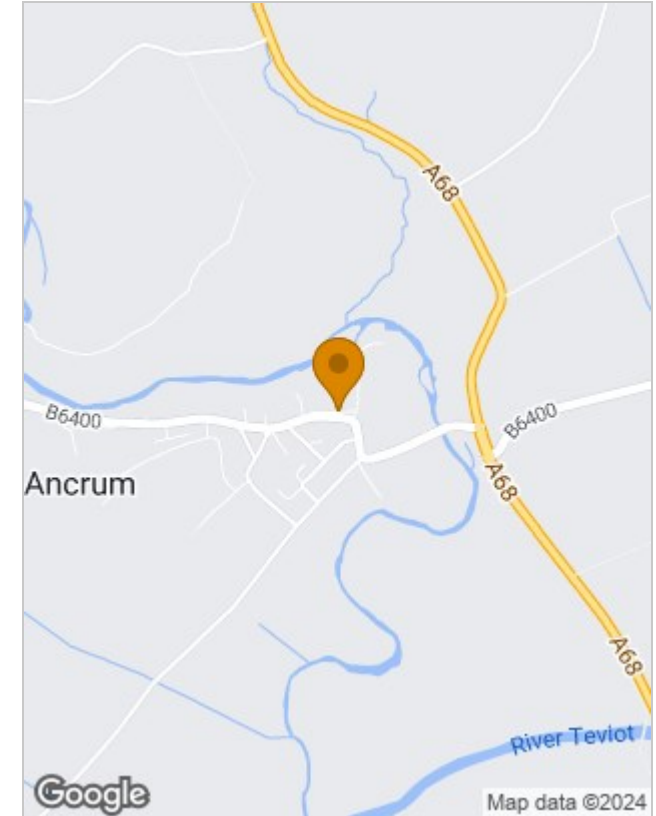
## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

## Location Map



## Energy Performance Graph

