

HASTIN^{LEGAL}&S



Belvedere

Easter Ulston Farm Cottages, Jedburgh, TD8 6TF

Offers Over £285,000





Charming semi-detached country cottage, with far reaching views; yet still well connected to facilities and amenities within Jedburgh.



BELVEDERE

Belvedere combines country chic features with modern comfort. The open kitchen/dining area is generous in size, boasting a charming farmhouse style, with patio doors opening directly onto the extensive garden grounds.

A large conservatory extension boasts a versatile space, lending itself to a variety of uses, complete with shower room facilities, it could be utilised as an additional bedroom if required. The living room sits to the front of the property with feature wood burner stove, exposed beams and the original windows which all contribute to the character. The main family bathroom is situated just off the entrance hall, with free standing bath and contemporary finish to complete the ground floor accommodation. A carpeted staircase leads to two well-appointed bedrooms, with the master benefitting the wonderful aspect of the countryside along with walk in wardrobe.

Externally, the garden is generous in size, with a decked area off the kitchen providing a seamless integration of indoor/outdoor living, mature with fruit trees and far reaching views, it is ideal for those green fingered enthusiasts. To the front, a gravelled driveway ensures private parking for 2 vehicles.

LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of well supported independent shops, restaurants, cafes, a swimming pool & fitness centre, Community & Arts Centre and a recently compete state-of-the-art education campus; incorporating nursery to secondary. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England, and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main East Coast railway line is 35 miles distant at Berwick upon Tweed. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns and Tweedbank Railway Station.

HIGHLIGHTS

- Turn Key Condition
- Flexible and Versatile Accommodation
- Generous Garden & Private Parking
- Countryside Views

ACCOMMODATION SUMMARY

Entrance Hall, Bathroom, Living Room, Dining/Kitchen, Conservatory/Bedroom Three, Shower Room, Two Double Bedrooms.

SERVICES

Mains water and electricity. Private drainage. LPG heating. Mixed glazing.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. The property is Category C Listed.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating F

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £285,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



