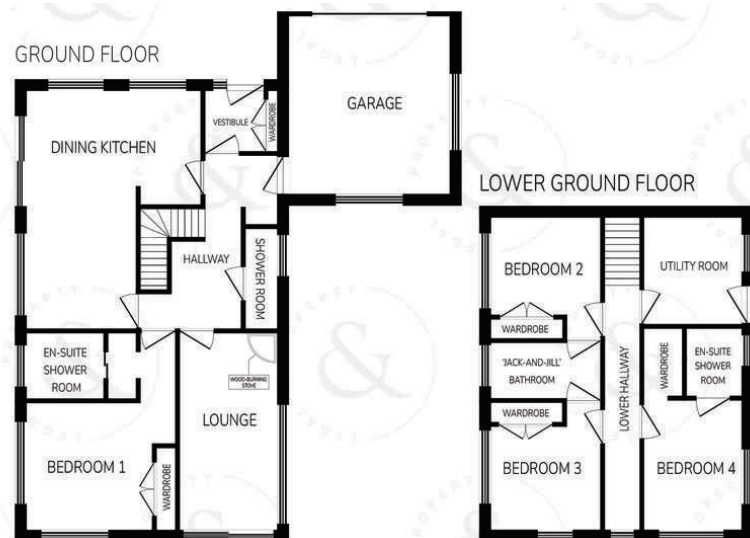


HASTIN^{LEGAL}&S



Abbey View

Offers Over £625,000

Galahill, Jedburgh, TD8 6QF



4 bed



2 public



3 bath



Discover This Exceptional Architect-designed Property That Seamlessly Blends Modern Aesthetics And Comfort With Breath-taking Panoramic Views.



ABBEY VIEW

Abbey View is near completion and a true rarity to the open market. Every detail has been meticulously crafted to maximize the stunning panoramas, creating a seamless connection between indoor and outdoor spaces. Large windows and open-plan living areas invite natural light and showcase the captivating scenery, making this home a true sanctuary for those who appreciate luxurious living, beauty and design. Abbey View boasts four spacious double bedrooms, two of which feature private en-suite shower rooms for added convenience. With a choice of two public rooms, this home offers ample space for both relaxing and entertaining, making it the ideal setting for gatherings and celebrations. The well-designed layout balances personal and shared spaces, ensuring a comfortable and versatile accommodation for family and guest alike.

LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a variety of independent shops, restaurants, a swimming pool, fitness centre, Community & Arts Centre, primary and secondary schools. 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 railway line is 16 miles at Tweedbank.

HIGHLIGHTS

- Fitted and finished to high specification
- Double garage and driveway
- Ideal family home
- Architect designed offering breath-taking views
- Contemporary & eco-conscious

ACCOMMODATION SUMMARY

Ground Floor: Entrance Vestibule, Hallway, WC, Dining/Kitchen/Living, Lounge, Master Bedroom with Dressing Area and En-Suite Shower. Lower Ground Floor: Lower Hallway, Two Double Bedrooms with Jack and Jill Bathroom, Bedroom with En-suite and Walk in Wardrobe, Utility Room.

EXTERNAL

Occupying a generous plot, gardens wrap around the property with panoramic views to The Abbey, Castle and countryside beyond. The garden will be laid to lawn, bordered by stock proof fencing and is a blank canvas, providing an ideal opportunity for garden enthusiasts.



SERVICES

Mains water, electricity, gas central heating, double glazing and private drainage to septic tank. Wood burning stove in living room. PV solar panels.

MEASUREMENTS

TBC

ADDITIONAL INFORMATION

The sale shall include all floor coverings, kitchen fittings and bathroom fittings. A conversation on carpet specifications with the developer can be had depending on timescales.

COUNCIL TAX & ENERGY EFFICIENCY

To be determined on completion

TENURE

Freehold

VIEWING & HOME REPORT

To request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

As a newly built property, a home report is not required.

PRICE & MARKETING POLICY

Offers over £625,000 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.