



2 Cherry Dean is a comfortably proportioned and well presented 4 bedroomed detached family home, enjoying a fantastic and quiet position within a desirable cul-de-sac development which lies in easy reach of the nearby Jedburgh Grammar campus, a modern and well regarded school which opened in 2020.

Featuring oak flooring and doors, with several rooms freshly decorated, this is a property with much to offer both inside and out and it has been very well designed to create a lovely flow, perfect for guests and entertaining, with French Doors from both the sitting room and dining end of the kitchen opening out to the large decked terrace and delightful surprisingly private South facing garden beyond, and two of the four bedrooms having en-suite shower rooms.

The house forms part of a small development of executive homes, located towards the periphery of Jedburgh just a short distance from the school complex. For those seeking a quieter pace of life yet need to be in relatively easy reach of transport links, Jedburgh offers an ideal solution, as it lies on the A68 trunk road, leading to towns and cities both North and South bound, with the railway station at Tweedbank also easily accessed, taking you to Edinburgh Waverley Station in an hour.

The accommodation comprises: four double bedrooms (two en-suite, principal incorporating dressing room), a family bathroom, a sitting room with log burner, a dining room, a breakfasting/dining kitchen and utility room which includes a WC. There is gas central heating and the windows are double glazed.

Externally, a gated entrance leads through to an area of grassy garden to the front along with a large driveway providing generous off road parking in addition to the secure parking created by the integrated garage. To the rear the surprisingly sized garden is a laid primarily to lawn for ease of upkeep with a backdrop of trees just beyond the boundary creating an appealing woodland feel. A terraced deck runs along the rear elevation of the house, amply large enough to accommodate seating and dining sections, a great space for alfresco living and dining and taking full advantage of the South facing aspect.

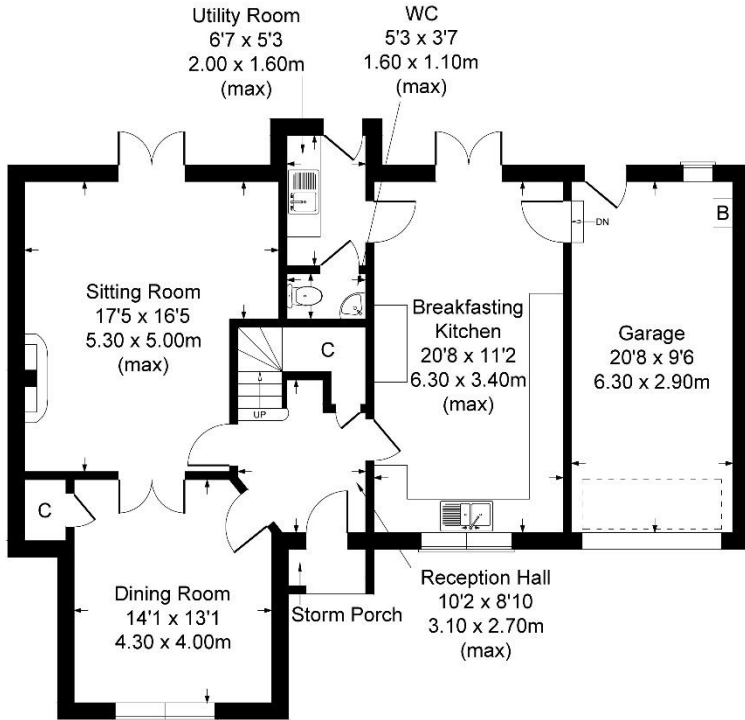
**Edinburgh city centre 49 miles. Melrose 17 miles. Kelso 13 miles. Newcastle city centre 62 miles.
(All distances are approximate)**

Location:

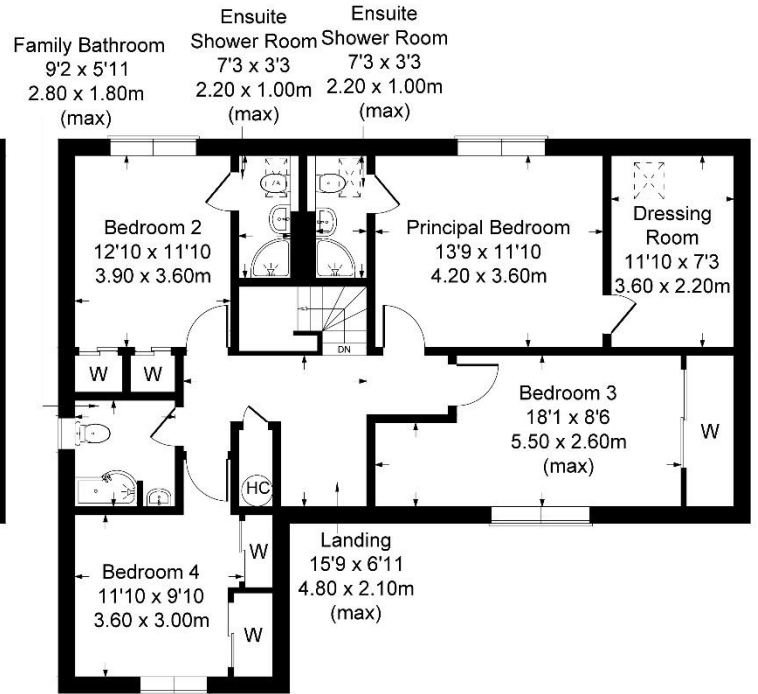
The historic Borders town of Jedburgh is home to "Mary Queen of Scots' House" and the 12th century Jedburgh Abbey, both of which are situated in the heart of this picturesque town. Local amenities are easily accessible with a wide range of shops and restaurants up and down the High Street. There are a variety of outdoor pursuits in the area including fishing on the River Tweed and National Hunt racing. Golfing is available at a number of excellent courses including the Roxburghe championship course in Heiton, and swimming is close at hand in the nearby Laidlaw Memorial Pool. Local tourist destinations include Jedburgh Castle Jail, Ferniehurst Castle, Monteviot Gardens and the Harestanes Visitor Centre. The new Intergenerational school campus, opened in 2020, lies within easy reach of the development, with private schooling available in Melrose at the renowned St Mary's Preparatory School. Jedburgh is straddled by the A68, which is the main road linking Newcastle and Edinburgh. The major Border towns are within easy driving distance, and Jedburgh is conveniently placed for easy access to all major routes north and south bound with regular scheduled flights from Edinburgh and Newcastle to a number of UK and European destinations. There are mainline railway links at Berwick-upon-Tweed, and only sixteen miles away the Borders Railway runs from Tweedbank to Edinburgh.



2 Cherry Dean, Jedburgh TD8 6JF



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2024



Directions:

For those with satellite navigation the postcode for the property is: **TD8 6JF**
Coming from the North take the A68 South into the town of Jedburgh. Continue through Jedburgh, until you reach the Laidlaw Memorial Swimming Pool on your left, which sits on the corner of Oxnam Road. Turn left here and proceed up the hill for just under one mile and then turn right into Rowan Road. Keep right until you reach Cherry Dean, follow the road up to the top and veer left where number 2 sits, accessed by double gates into the drive.

Coming from the South take the A68 North and enter the town of Jedburgh. Continue on the A68 until you reach the Laidlaw Memorial Swimming Pool on your right, which sits on the corner of Oxnam Road and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

All blinds and the range style cooker are included. It should be noted that the ride on mower is negotiable, as may be some other items.

Services:

Mains water and drains, electricity, gas central heating.

Outgoings:

Scottish Borders Council Tax Band Category: F

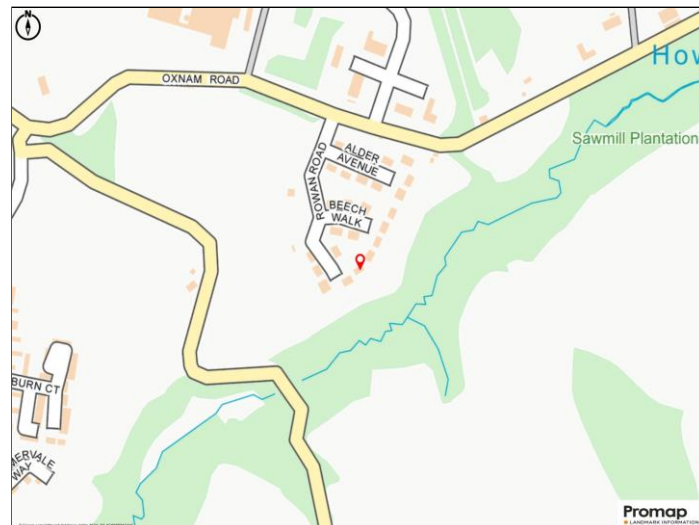
EPC Rating:

Current EPC: C75

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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