



**Townhead Cottage is a quite unique detached cottage, located within the heart of the well positioned and highly desirable village of Anrum. The accommodation is freshly decorated with new carpets and flooring but has scope for modernisation in areas such as the kitchen and shower room. As it stands it could offer a super little get away, or downsize, but there is scope to extend in a number of ways, subject to investigation and consents. Of particular note is the surprisingly private and quite delightful mature garden to the rear, a real treat for the gardening enthusiast. With so many possibilities and so much potential this is a must see for anyone searching for a project where they can make their home their own.**

**The property lies in walking distance of the charming village green and local shop, with Ancrum itself enjoying a superbly convenient location, just off the A68, with Tweedbank Station, surrounding towns villages and major employers all within easy reach. Adding to the appeal, the village is well served by public transport, enjoys a lovely community life and also has a pub and primary school.**

**Ancrum is centrally situated to all Border towns, including the Abbey town of Melrose. Tweedbank railway station, which offers free parking, is only around a twenty minute drive away and brings Edinburgh city centre within an hour's journey. The ease of access to major routes both North and South bound, peaceful lifestyle, stunning scenery and improved quality of life has led to the Scottish Borders being increasingly sought after, particularly to those wishing to combine and balance their home and work life.**

**Internally, there is a sitting room, a kitchen, one bedroom and a shower room, plus a lean to style conservatory giving useful extra space as well as being great for bringing on plants. Gas central heating and double glazing.**

**Externally, there is off road parking at the front as well as a single garage to the side. The large garden to the rear is a delight and an excellent size. It encompasses an area of lawn, a range of trees including apple trees, flower beds and so on, plus to the far end there is a greenhouse and a timber shed.**

**Jedburgh 4.5 miles, Tweedbank 11.5 miles, Melrose 10 miles, Kelso 12 miles, Edinburgh 45 miles**

#### **Location:**

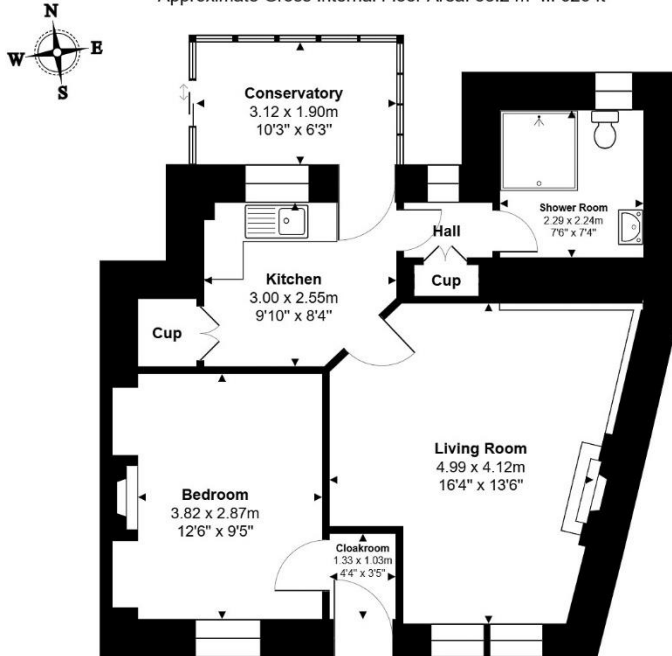
There are numerous activities on hand for those with an interest in country pursuits and activities, including for example clay shooting at Braidwood, several stables and horse riding opportunities and a highly sought after golf course in Minto. The immediate surrounding area is swathed by the typically beautiful scenery for which the Scottish Borders is renowned, with wonderful countryside walks on the doorstep.

Ancrum enjoys an active community life and provides facilities catering for day to day needs. Both nearby towns of Jedburgh and Hawick have an abundance of retail outlets, as well as bars, restaurants, lovely parks and swimming pools. Hawick offers a wider range of High Street outlets and supermarkets, including Aldi, Lidl, Sainsbury's and Morrisons. Around a half hour drive away, the picturesque market town of Kelso has an abundance of attractions, including an Ice Rink and Race Course, one of only 5 in Scotland. The highly desirable Abbey town of Melrose, home of the famous Greenyards rugby ground and only a 20 minute drive away, provides a superb range of quality specialist shops and a wonderful selection of bars and eateries, as well as private schooling at the St Marys preparatory school. Ancrum has a primary school, with secondary in Jedburgh at the modern complex, which is gaining a very good reputation. With strong transport links from this central location, Newcastle Airport is fifty-eight miles away to the South, with Edinburgh Airport fifty-four miles to the North. Most Border towns are easily accessible from this central location.



# Townhead Cottage, Ancrum, TD8 6XH

Approximate Gross Internal Floor Area: 58.2 m<sup>2</sup> ... 626 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



### Directions:

For those with satellite navigation the postcode for the property is:  
**TD8 6XH.**

Travelling on the A68 southbound, turn right where signposted for Ancrum. Follow the road up and then round to the left, continuing through the village past the green on your left and village shop on your right. As you are almost leaving the village, Townhead Cottage sits on the right - just before the village hall. Travelling Northbound, turn left off the A68 for Ancrum then follow the above.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains water and drainage. Gas central heating. Double glazing.

#### Outgoings:

Scottish Borders Council Tax Band Category: **B**

#### EPC Rating:

Current EPC: **E50**

#### 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.

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