



Dunellan is a 2 bedroomed end terrace cottage, set in the heart of the desirable village of Ancrum, with outlooks to the front over the village Green and a surprisingly large garden to the rear, which extends much further back than you would expect to a very useful garage/workshop. The accommodation is comfortably sized and in very good order decoratively, improved upon by the current owners to great effect, whilst retaining many features which add to the character. The dining kitchen has been refitted and is an excellent size, the sitting room now includes a log burning stove, both bedrooms are doubles and a very useful attic room provides valuable additional storage space. Another useful extra is the garden studio, perfect for those who wish a home office with a slight sense of separation from their living environment.

Ancrum enjoys an active community life and is well served by public transport, with a village store, a pub and primary school. Centrally situated to all Border towns, including the Abbey town of Melrose, with Tweedbank railway station, which offers free parking, just a twenty minute drive away bringing the capital of Edinburgh into 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 dining kitchen, two bedrooms and a bathroom. A corridor gives useful storage space for coats and boots, and it includes an understairs cupboard with a new door accessing the garden. Stairs from the landing lead up to the fully floored attic room, which is carpeted and lit by a Velux window. Good storage space. Gas central heating and double glazing.

Externally, there is a small area of garden to the front. To the rear there is a lovely patio, which is a great size and ideal for summertime dining. For those who are after the 'good life', the garden will tick many boxes as it encompasses raised veg boxes, a chicken coop, a polytunnel, a greenhouse and a charming little pond. There are mature beds well stocked with a range of shrubs and plants, a variety of trees and two little sheds as well as a log store. The purpose built studio offers excellent extra living/working space and is large enough accommodate a work station and seating. Accessed to the rear the garage is a large single and could make for a great workshop.

**Jedburgh 4.5 miles, Tweedbank 11.5 miles, Melrose 10 miles, Kelso 12 miles, Edinburgh 45 miles**  
**(All distances are approximate)**

#### **LOCATION:**

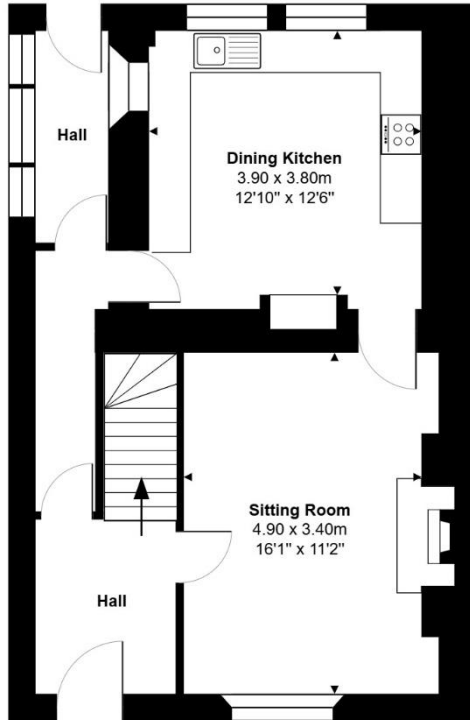
There are numerous activities on hand for those with an interest in country pursuits and activities, including for example clay shooting at Braidwood, several stables and horse riding opportunities and a highly sought after golf course in Minto. The immediate surrounding area is swathed by the typically 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. Most Border towns are easily accessible from this central location with both nearby towns of Jedburgh and Hawick providing 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. 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.

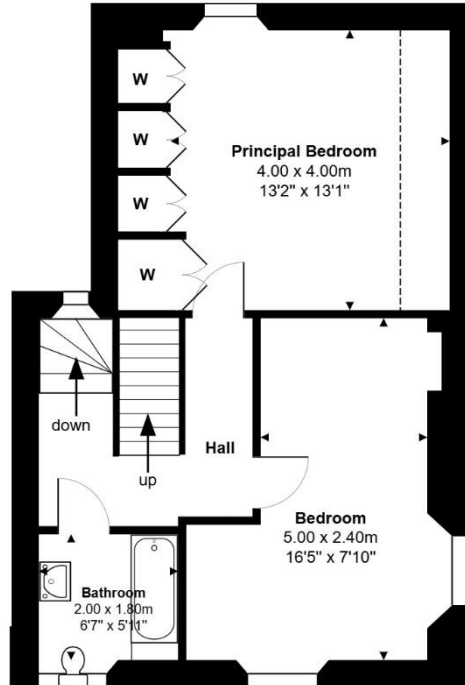




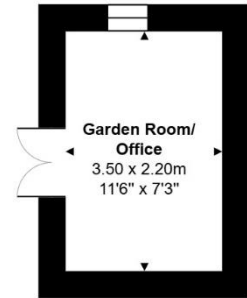
# Dunellan, Ancrum, TD8 6UY



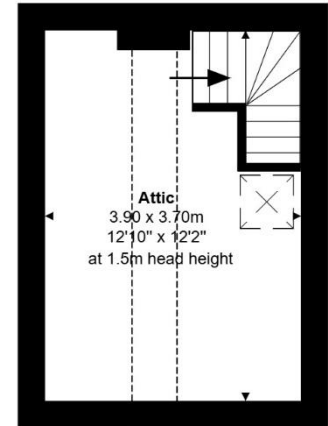
Ground Floor



First Floor



Sun Room



Second Floor

For Illustrative Purposes Only





### Directions:

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

Travelling on the A68 southbound, turn right where signposted for Ancrum. Follow the road up, keeping right and then round to the left, continuing up into the village. Turn left at the village green, parking anywhere along this section of road. Dunellan is the second house in on the right, looking down over the green. Travelling Northbound, turn left off the A68 for Ancrum then follow the above.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

The sale shall include all carpets, curtains and blinds, light and bathroom fittings; along with the white goods in the kitchen consisting of washing machine, dishwasher, fridge and freezer.

#### Services:

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

#### Outgoings:

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

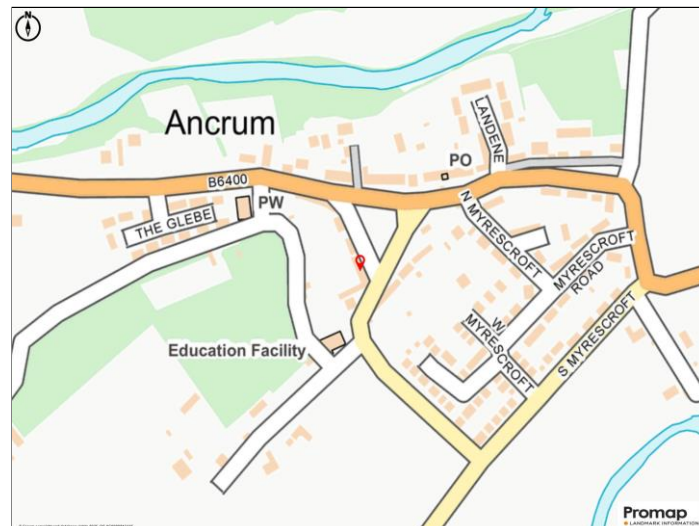
#### EPC Rating:

Current EPC: **E54**

#### 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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