



APPLE COTTAGE, 8 PLEASANTS STEADING, OXNAM, JEDBURGH, TD8 6QZ
TWO BEDROOM SEMI RURAL COUNTRY COTTAGE WITH GARDEN



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Apple Cottage forms a delightful and modern two bedroom terraced cottage set within the backdrop of the stunning Borders countryside. Situated in the charming semi-rural hamlet of Oxnam, the cottage offers a seamless blend of countryside living with ease of transport links to Jedburgh and other larger towns being a short drive away on the main A68. Currently run as a successful holiday let, the property boasts a well kept low maintenance garden offering desirable outdoor seating and there are two allocated private parking spaces.

DESCRIPTION

A private gated entrance leads into the grounds of the cottage and there are two private allocated parking spaces to the front in addition to overflow guest parking. The property is entered into the hallway which provides access to all ground floor accommodation and has a large understair meter cupboard. To the left is the welcoming lounge situated to the front which is beautifully decorated and has a pebble effect electric fire with wooden surround offering a cosy main focal point. The well appointed dining kitchen is also located overlooking the front garden and has a range of cream shaker style floor

and wall mounted units with a one and half bowl stainless steel sink and drainer. There is an integrated fridge freezer and freestanding dishwasher and electric cooker (both included in the sale.) There is also space for a washing machine and ample space for a dining table and chairs. Completing the ground floor accommodation is a handy two piece cloakroom with WC and wash hand basin.

Carpeted stairs lead up the first floor landing where the two bedrooms and bathroom are located. There is a storage cupboard on the landing. Both bedrooms are generously sized doubles with windows offering open country views to the front and both have a range of built in wardrobes offering excellent storage facilities. The master bedroom benefits from a well appointed three piece shower room with corner shower enclosure, WC and wash hand basin. There is also a separate three piece family bathroom with mixer shower over bath.

OUTSIDE

The cottage benefits from a low maintenance private garden to the front with gate access. Mainly chipped for ease of

maintenance, there is a range of mature plants and shrubs.

LOCATION

Situated three miles from the historic town of Jedburgh, Apple Cottage has the benefit of the tranquil and breath-taking rolling countryside of the Scottish Borders yet easy access to the town of Jedburgh which offers excellent amenities and recreational facilities. Primary and secondary schooling is available, and with links both north and south via the A68 and A7 to Edinburgh, Carlisle and Newcastle. Berwick-upon-Tweed is the nearest main line railway station, with the Borders Railway station at Tweedbank also within easy reach. Domestic and international flights can be accessed easily at both Edinburgh and Newcastle Airports.

DIRECTIONS

From Jedburgh, on the Newcastle Road/A68, turn left onto Oxnam Road, follow this road to the Hamlet of Oxnam and Pleasants Steading is located on the left as you go down the hill.



ROOM SIZES

Lounge 4.43 5.02 m (14' 6" 16' 6")
Dining Kitchen 5.02 3.54 m (16' 6" 11' 7")
Cloakroom 0.89 1.75 m (2' 11" 5' 9")
Master Bedroom 3.88 3.79 m (12' 9" 12' 5")
En Suite 1.29 2.15 m (4' 2" 7' 1")
Bedroom 3.54 3.88 m (11' 7" 12' 9")
Bathroom 2.15 2.07 m (7' 1" 6' 9")

EPC RATING: C

COUNCIL TAX BAND: Business rates currently apply and will revert to Council Tax Band C upon sale.

FIXTURES AND FITTINGS: The sale shall include all carpets, light and bathroom fittings, fridge freezer, dishwasher and cooker. Other items of furniture may be available under separate negotiation.

SERVICES: Mains water, electricity and private septic tank drainage. Double glazing. Community woodchip boiler offers

metered heating and water usage. Solar heated water (two panels at the rear)

ADDITIONAL INFORMATION: New owners will be required to join the Resident's Association which meets six monthly and is responsible for the ownership and maintenance of the community heating plant and septic tank (shared 9 ways). Annual boiler and sewerage maintenance approx. £800 p.a. Monthly running cost approx. £60.

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

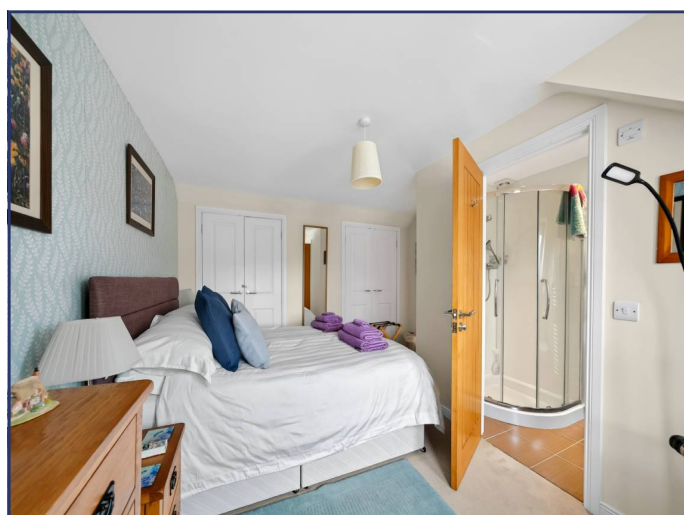
VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted though their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the the

statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

INTERNET WEBSITES: All our properties can be viewed at www.gandjolicover.co.uk as well as www.zoopla.co.uk, www.primelocation.com, www.rightmove.co.uk and www.propertywindow.com.

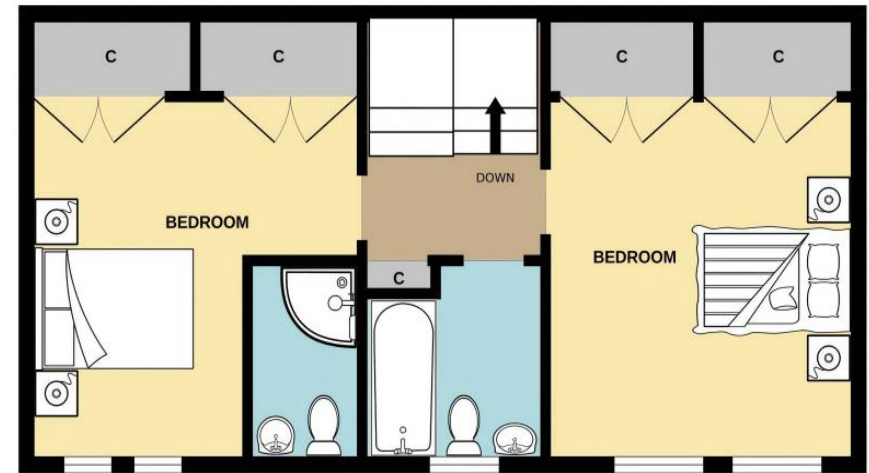
FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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