

Jedburgh
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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15 The Glebe, Ancrum,

TD8 6UX

Guide Price £375,000



Extending over an impressive 212sqm, 15 The Glebe is a generously proportioned and substantial detached family home. Located in a peaceful, rarely available residential area within the sought-after village of Ancrum, the property would ideally suit the larger family or those looking to relocate to a more rural area and pull away from a busy city / town lifestyle. The surrounding garden is easily maintainable and fantastic for those with a young family. Parking is also available in abundance by way of the multiple car driveway and single garage. Viewings are considered essential to fully appreciate.



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Ground Floor

Entrance Vestibule, Cloakroom with WC and wash hand basin, Reception Hallway, Lounge / Dining Room, Sitting Room, Dining Kitchen, Utility Room, Integral Garage

First Floor

Landing, Master Bedroom with Dressing Room and ensuite, Bathroom with WC, wash hand basin and shower over bath, Four further Bedrooms, Study / Bedroom 6, Bathroom with WC, wash hand basin and shower over bath.

External Accommodation

Private, enclosed gardens surround the property. Mostly laid to lawn with a large, raised patio area at the rear, the garden is easily maintainable and fantastic for those with a young family. Parking is also available in abundance by way of the multiple car driveway and single garage.



Situation:

Ancrum lies some 3 miles north west of Jedburgh near the junction of the Ale Water with the Teviot and just off the A68 between St Boswells and the turn off for Hawick. The village itself is well served by public transport to many of the surrounding towns and villages and benefits from being within the catchment area for Jedburgh Intergenerational Grammar Campus. It has a combined Post Office and village store as well as a primary school, village hall, pub and church. In the nearby town of Jedburgh there is a good range of shopping and sports amenities. The main trunk route both north and south bound provided by the A68 runs through Jedburgh, bringing many of the surrounding Borders towns and villages into comfortable travelling distance.

Description:

Extending over an impressive 212sqm, 15 The Glebe is a generously proportioned and substantial detached family home. Located in a peaceful, rarely available residential area within the sought-after village of Ancrum, the property would ideally suit the larger family or those looking to relocate to a more rural area and pull away from a busy city / town lifestyle. The property hosts a total of six bedrooms on the upper elevation, the principal of which boasts both a walk-in wardrobe and en-suite bathroom, as well as multiple reception rooms and dining kitchen on the lower elevation. Decorated neutrally throughout, 15 The Glebe is presented in move in condition yet will still allow the buyer to add their own stamp if they so wish. Externally, the property is surrounded by private, enclosed garden grounds that are mostly laid to lawn with a large, raised patio area at the rear. The garden is easily maintainable and fantastic for those with a young family. Parking is also available in abundance by way of the multiple car driveway and single garage. Viewings are considered essential to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and some light fittings.

Additional items included within the sale are the free-standing kitchen appliances (inclusive of the American style fridge freezer, washing machine and tumble dryer).

Items available for separate negotiation include the free-standing kitchen furniture (glazed dresser), hutch, kitchen table and chairs (4 chairs & 2 carver chairs)

Services:

Mains gas, electricity, water and drainage.

EPC:

C

Outgoings:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Local Authority:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

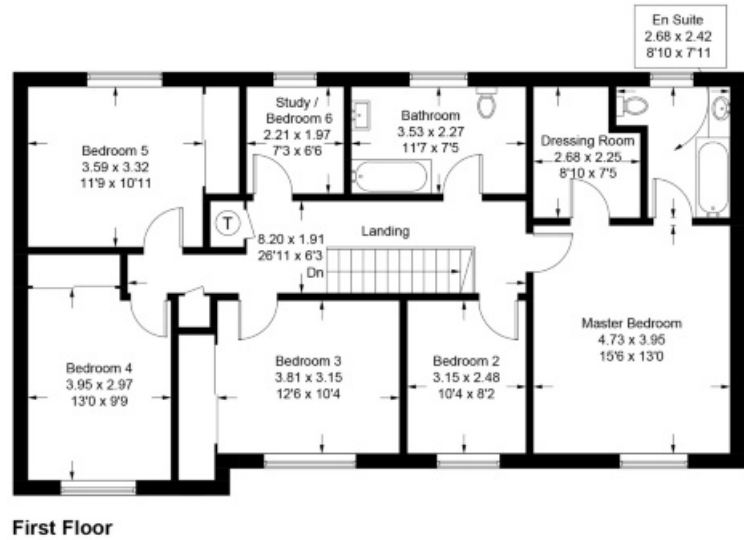
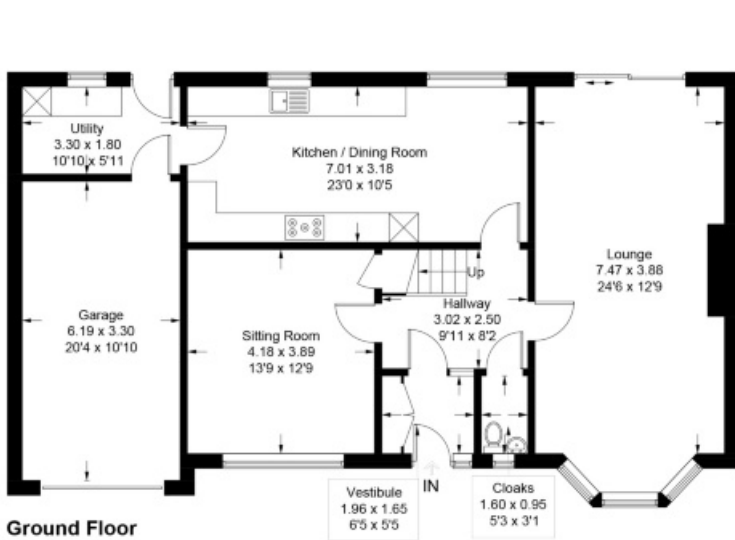
Home Report Value:

£375,000.00



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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.