

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



2 Swinside Hall Cottage, Jedburgh, TD8 6ND

OIRO £235,000



Located within the exclusive, rarely available rural hamlet of Swinside, approximately 10 minutes' drive from Jedburgh, 2 Swinside Hall Cottage is a fantastic addition to the market. Offering spacious accommodation, the two-bedroom semi-detached home provides a fantastic opportunity to those looking to move away from town life and enjoy living within the beautiful Borders countryside, while also benefitting from generous garden grounds that extend to an approximate two acres of land with adjoining paddock. Viewings are considered essential.



2 Swinside Hall Cottage,

Jedburgh, TD8 6ND

OIRO £235,000



Location:

The subjects are located within the settlement of Swinside, Oxnam - a short 7 miles from Jedburgh. Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is readily accessible to major road links both north and south bound to Edinburgh and Newcastle respectively. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few.

Description:

Constructed 130 years ago and extending to an approximate 89sqm, 2 Swinside Hall Cottages currently comprises an entrance hallway, lounge, kitchen and family bathroom on the ground floor. Moving upward, the property enjoys two large double bedrooms, both with impressive built-in storage facilities and a further shower room. Externally, the property offers wonderfully proportioned garden grounds to the front side and rear, made up of both soft and hard landscaping as well as a private multi-car driveway. These garden grounds are enclosed and overlook the further land owned by the dwelling – an approximate two acres of land with adjoining paddock.

Overall, 2 Swinside Hall Cottages would ideally suit those looking to relocate to the countryside and make a house their forever home, those looking for a holiday home or those looking for a property with a high degree of renovation potential.

Fixtures and Fittings:

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

Services:

Mains electricity. Private water and drainage supply. LPG central heating.

EPC:

F

Viewings:

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

Home Report Value:

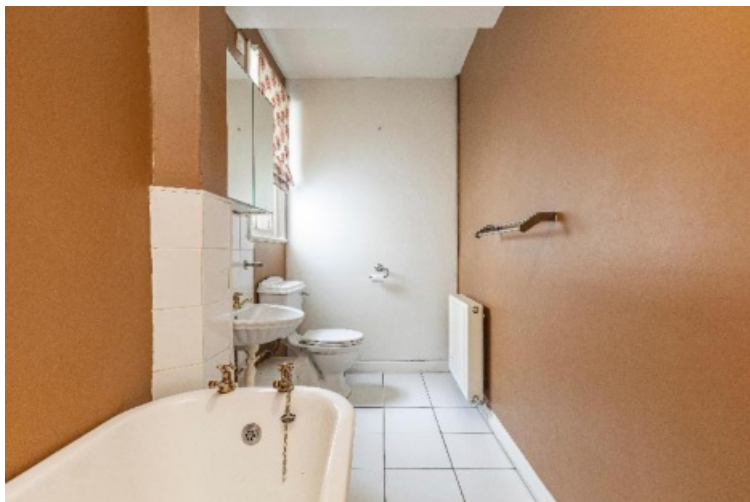
£235,000.00

Offers:

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.

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM





2 Swinside Hall Cottage, Jedburgh, TD8 6ND

Approximate Gross Internal Area = 88.5 sq m / 953 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@sketch.com © (1101039451)

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

Jedburgh Call 01835 863202

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

38 High Street,
Jedburgh, TD8 6DQ
Phone: 01835 863202
Fax: 01835 864016
Email: jedburgh@cullenkilshaw.com

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

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.