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## 38 West Myrescroft, Jedburgh, TD8 6XR

Offers Over £195,000



Entering the market in turn key condition, is 38 West Myrescroft – a stunning three bedroom semi-detached house within the highly sought after village of Ancrum. Extending to an approximate 81sqm, the dwelling offers spacious living accommodation, inclusive of two generously proportioned double bedrooms as well as a third small double/office – creating a versatile space for the buyer.



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#### Location:

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. 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:**

Exuding modern charm throughout, the property sports rustic accents as well as a welcoming environment and should appeal to those looking to purchase their forever home, or those looking to pull away from a busy city lifestyle and bask in the benefits that a semi-rural village has to offer. Externally, 38 West Myrescroft offers wonderful, private garden grounds to the front, side and rear that comprise of both soft and hard landscaping as well as a private driveway to the front. Viewings are considered essential to fully appreciate this stunning addition to the market.

## **Fixtures and Fittings:**

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

#### Services:

Mains gas, electricity, water and drainage.

#### **EPC**:

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#### 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:**

£195.000.00

#### 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.



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## 38 West Myrescroft, Ancrum

Approximate Gross Internal Area = 81.9 sq m / 881 sq ft

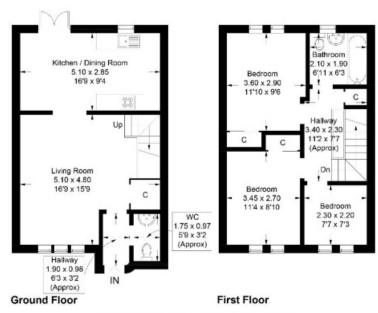


Illustration for identification purposes only, measurements are approximate not to scale. floorplansUsketch.com € (ID959418)



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Interested in this property?

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