

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



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.



38 West Myrescroft, Jedburgh, TD8 6XR

Offers Over £195,000



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:

C

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.

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM





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)

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.