

Jedburgh

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Gatehousecote Lodge

Bonchester Bridge, TD9 8JD

OIRO £265,000



Originally constructed in 1860, and later extended in 1999, Gatehousecote Lodge is a wonderfully proportioned detached family home. Extending to an approximate 128sqm internally, the two-storey dwelling offers an abundance of attractive features to the buyer, inclusive of its semi-rural sought after location and the breath-taking views of the surrounding countryside. Ideally suited to the family, those looking to move into the countryside or those looking for a property with scope for extensive renovation – viewings are considered essential.



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Location:

The small village of Bonchester Bridge lies within a most idyllic location within an equal distance both Hawick and Jedburgh for all amenities and education facilities. 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. 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. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

Description:

Internally, Gatehousecote Lodge comprises an entrance hallway, family room, secondary lounge, dining kitchen, wet room, boot room and conservatory on the ground floor. Moving to the first floor, the property offers a principle bedroom with beautiful, elevated views and walk-through closet, as well as two further double bedrooms and family shower room. Externally, the timber fence and stone wall boundary encloses the extensive garden grounds, formed in combination of soft and hard landscaping, offering a multi-car driveway, single timber framed garage and a wealth of safe, private outdoor space to be enjoyed by the new owner.

Fixtures and Fittings:

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

Services:

Mains electricity. Oil fired central heating. Private water and drainage.

EPC:

E

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:

£280,000.00

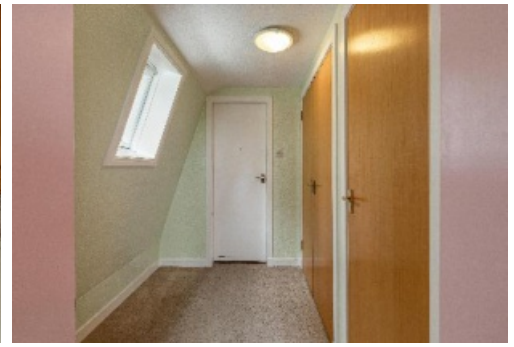
Offers:

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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Gatehousecote Lod

Approximate Gross Internal Area = 143.0 sq m / 1539 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@sketch.com © (101057753)

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

Also At:

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Langholm,	Tel 013873 80482
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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.