

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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39 Golf View, Lilliardsedge, Jedburgh, TD8 6TZ

Guide Price £50,000



Situated in the most sought after, popular site of Lilliardsedge, Ancrum, 39 Golf View brings a wonderful opportunity for the buyer to secure a pre-owned (2022), 38x12 holiday home. Benefiting from an elevated vantage point, the lodge enjoys being within close proximity to the facilities on hand at Lilliardsedge, such as the local shop, restaurant and golf course, while also enjoying well positioned off-street parking for the owner.



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Location:

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 comprising an open plan living room dining room and kitchen as well as principal bedroom with en-suite shower room, second bedroom and family shower room, the holiday home is capable of sleeping up to six guests and would be ideal for those looking to add to their rental portfolio. In addition to the comfortable internal accommodation, 39 Golf View also offers a wonderful wrap around deck, creating the perfect space for alfresco dining, as well as use of the ample surrounding lawn. Viewings are considered essential to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings. Furniture would be available by separate negotiation.

Services:

Metered gas and electricity. Private water and drainage.

EPC:

Pending

Viewings:

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

Site fees:

Site maintenance fees will be payable to Lilliardsedge Holiday Park on an annual basis. The fees for this are £4,150.00 as at 2024, however these are subject to change at the discretion of Lilliardsedge Holiday Park.

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.



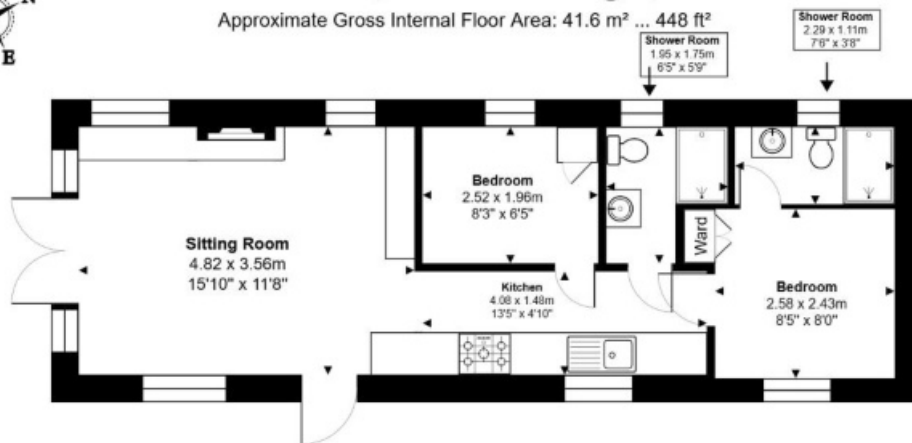
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39 Golf View, Lilliardsedge, Ancrum

Approximate Gross Internal Floor Area: 41.6 m² ... 448 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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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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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.