

BRAESIDE

LANGLEE • JEDBURGH • ROXBURGHSHIRE



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*Comfortable contemporary house and
a haven for wildlife*

Jedburgh 2 miles • Edinburgh 46 miles
Newcastle upon Tyne 50 miles (Distances approximate)

4 bedrooms • 2 bath/shower rooms (1 ensuite)
Open plan reception hall/sitting room • Kitchen/dining room
Sun room • Office area • Laundry • Work room

Double garage and outbuildings

Productive garden

Extensive woodlands • Wetlands

In all about 7 acres

For sale as a whole



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Braeside has a lovely westerly/south westerly aspect in a wooded setting about 2 miles south of the historic Royal Burgh of Jedburgh and is well placed to access both Edinburgh and Newcastle upon Tyne. Until the opening of the rebuilt Border Railway from Edinburgh to Tweedbank in September 2015, the intercity rail at Berwick-upon-Tweed, only 32 miles to the east, is the nearest station with rail connections north and south. The journey times by rail from Berwick-upon-Tweed to Edinburgh currently takes about 45 minutes, whilst the journey to London takes about 3 hours 40 minutes. Air connections are via Edinburgh International Airport, which lies 56 miles to the North West and Newcastle International Airport 53 miles to the south east. Jedburgh, just 10 miles north of the English border, with its rich history and imposing ruins of the 12th Century Augustinian Abbey has a good selection of local services including both primary and secondary schools. Melrose (approximately 12½ miles to the north west) is the location for St Marys Preparatory school which takes children from the ages of 3½ to 13.

Braeside is ideally suited for those wishing to take advantage of the wonderful countryside that surrounds it and the wealth of sporting and recreational opportunities that abound in the immediate vicinity with salmon and trout fishing on the Tweed and Teviot rivers, pheasant and partridge shooting. There are numerous cycling trails and endless opportunities for walking. The long distance trails, St Cuthbert's Way and the Borders Abbeys Way pass nearby. The Scottish Borders, an area renowned for its unspoilt beauty, has a strong equestrian tradition with the annual Common Ridings, local Hunt and Kelso races and point-to-point meetings. For the golf enthusiast, there are numerous courses in the area, including Jedburgh's own course and the championship Roxburghe course, approximately 6½ miles to the north east. A rich variety of other sports and pursuits are on offer.

Directions

Heading south along the A68 from Jedburgh proceed for approximately 2 miles, past the turning right for the B6357, the driveway into Braeside is then the next turning on the right hand side.

Description

Set in its own private gardens, Braeside dates from the early 1980s with later additions. It is set in approximately 7 acres and is a registered agricultural holding. Braeside has a unique construction with the main accommodation fabricated around pitched pine beams and steel uprights from old Jedburgh textile mills. The house has an open plan sitting area with a feature fireplace and Scandinavian style wood burners. The sitting room has sliding doors which open out onto the balcony and doubles as a sun room in the evenings. Should the need arise there is ample space to utilise part of the living space as an extra dining area. The kitchen/dining room has its own balcony and barbeque area and is a particular feature of the house, making the most of the views over the grounds.

(See floor plans for room layout and dimensions)

Outbuildings

Within the grounds are a poly tunnel (and an enclosed vegetable plot), potting shed, barn, tool shed, wood shed and double garage.

Gardens and Grounds

A tarmac drive leads up to the house and to the outbuildings whilst the house itself is surrounded by paved terracing and pretty, well stocked beds with brick margins. The remainder of the garden is notable for its well-stocked beds of shrubs including many rhododendrons. The Black Burn flows through the property and feeds two ponds. There is also 3 paddocks totalling 3 acres including wildflower areas which complements the surrounding woodland and also provides habitat for the wonderful wildlife that frequents Braeside. Pathways and a circular walk meander through the glen and the woodland which include alder, noble fir, beech, larch, oak and black poplar. Horse chestnut and copper beech have also been planted in the grounds.

Services

Mains water and electricity. Drainage to septic tank. Oil fired (Alpha stove) central heating (boosted by wood burning stoves and electric panel heaters). Propane hob. These services have not been tested and therefore there is no warranty from the agents.



Outgoings

Braeside - Council Tax band G

Conditions of Sale

1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation.

2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Entry

By arrangement.

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP. Prior to making an appointment to view, Knight Frank LLP strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Closing Date

A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			



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