BATHROOM

6'9" x 12'2" (2.05 M x 3.71 M)

A nicely appointed family bathroom, taking advantage of the views and fitted with a white suite of WC, wash hand basin and bath. Additionally there is a separate shower cubicle with electric shower.

OUTSIDE

The cottage has the benefit of garden to the front, as well as a large area to the side giving plentiful off road parking and turning points as well as housing the detached garage. To the side there is a secluded patio as well as a well screened grassy garden.

GENERAL SERVICES

The property is served by private water and drainage. Calor gas serving the fire and cooker. Electricity. Telephone. Oil fired heating. Oil underfloor heating in Dining/Family Room, electric underfloor heating in Kitchen. Double glazing.

ENTRY

By arrangement with sellers.

VIEWING

To view contact Selling Agents.

EXTRAS

All fitted carpets, curtains, blinds, light and bathroom fittings are included along with the white goods in the kitchen (Range style cooker, dishwasher and fridge freezer) and the washing machine. The tumble drier and freezer in the garage are also included.

OFFERS

Offers should be lodged in Scottish Legal Form with the Selling Agents.

HOME REPORT

Interested parties wishing a copy of the Home Report for this property can obtain one on-line. Please visit www.onesurvey.org and follow instructions. EPC Rating of this property is E.

CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers however reserve the right to sell the subjects at any time.

NOTE

These particulars, although believed to be correct, are not guaranteed and do not form part of any contract of sale. The room sizes are approximate only.
This is a delightful semi detached cottage enjoying a blissful rural setting with simply stunning views. The interior is well presented and surprisingly spacious having been extended to the rear to create a fantastic open plan living/dining space and kitchen, which works perfectly with the modern day lifestyle. The living room features exposed beams and has a fireplace, all bedrooms are good sized doubles and the bathroom includes a separate shower cubicle. A well proportioned dining room provides an additional and versatile extra living space, ideal for entertaining but of a size to suit a number of alternative purposes. Externally, there is a large section to the side giving plentiful off road parking and turning space, plus housing the garage, and the garden areas include a secluded patio and well screened grassy section.

The cottage is located just a few miles south of the beautiful and historic Abbey town of Jedburgh and is swathed by stunning countryside and farmland. The A68 brings major towns and cities both North and South bound into easy reach. Jedburgh offers a wide and varied range of shops and recreational facilities and the locale abounds with activities for those with an interest in sporting and/or country pursuits.

Traveling south on the A68, take the turning on the right for Bonchester Bridge (B6357) and follow the road for just under two miles. Swinnie Farm Cottage sits on the right and is the first of the two cottages fronted by beech hedging. For Sat Nav users the post code of TD8 6PD will direct you accurately.

This is a highly desirable property and as such early viewing comes highly recommended.

**ACCOMMODATION**

**HALL**
A timber and glass door to the front of the cottage opens to a well proportioned L-Shaped hallway, which has pine skirtings and doors, a feature running throughout. Useful storage cupboard.

**LOUNGE**
16'9" x 15'10" (5.80 M x 4.82 M)
A spacious and bright room, with two large front facing windows taking advantage of the views and giving good light. Ceilings beams and a fireplace give pleasing features and French Doors open through to the family living end of the extension.

**FAMILY RM/DINING KITCHEN**
36'9" x 13'2" (11.19 M x 4.02 M)
This is an absolutely superb extension, which has transformed the cottage and created a wonderful family room with comfortable dining space and a well appointed kitchen. Wrap round windows and glass doors provide lots of light with tiled flooring offering a practical easily kept finish. The kitchen section is well equipped with units, sports a range style cooker with calor gas hob and also incorporates a handy breakfast bar.

**DINING ROOM**
15'11" x 13'9" (4.84 M x 4.18 M)
Although ideal for formal dining and entertaining, this second public room could suit very well for a variety of alternative purposes. Two windows to front. Door to useful shelved pantry style cupboard.

**WC**
Useful downstairs facility; internal and fitted with a WC and wash hand basin.

**UTILITY**
6'0" x 6'2" APPROX (1.84 M x 1.88 M)
Also internal, this room is great as a drying room/boot room. Housing the boiler, it has plumbing for washing machine and is fitted with units and a sink.

The carpeted flight of stairs leads up to a landing which is lit by a window overlooking the rear garden and gives access to a large linen cupboard.

**BEDROOM 1**
14'0" x 16'2" (4.27 M x 4.93 M)
A very generous master room, enjoying the wonderful views to the front, with further light from a window to the rear. Gently coombed ceiling. Built in mirrored door wardrobe.

**BEDROOM 2**
13'10" x 13'8" (4.21 M x 4.17 M)
This is also a front set good sized double with a built in wardrobe.

**BEDROOM 3**
13'11" x 13'3" (4.24 M x 4.05 M)
The last bedroom is also a very comfortable double with built in wardrobe and it looks to the rear.
DESCRIPTION
This is a delightful semi detached cottage enjoying a blissful rural setting with simply stunning views. The interior is well presented and surprisingly spacious having been extended to the rear to create a fantastic open plan living/dining space and kitchen, which works perfectly with the modern day lifestyle. The living room features exposed beams and has a fireplace, all bedrooms are good sized doubles and the bathroom includes a separate shower cubicle. A well proportioned dining room provides an additional and versatile extra living space, ideal for entertaining but of a size to suit a number of alternative purposes. Externally, there is a large section to the side giving plentiful off road parking and turning space, plus housing the garage, and the garden areas include a secluded patio and well screened grassy section.

The cottage is located just a few miles south of the beautiful and historic Abbey town of Jedburgh and is swathed by stunning countryside and farmland. The A68 brings major towns and cities both North and South bound into easy reach. Jedburgh offers a wide and varied range of shops and recreational facilities and the locale abounds with activities for those with an interest in sporting and/or country pursuits.

Traveling south on the A68, take the turning on the right for Bonchester Bridge (B6357) and follow the road for just under two miles. Swinnie Farm Cottage sits on the right and is the first of the two cottages fronted by beech hedging. For Sat Nav users the post code of TD8 6PD will direct you accurately.

This is a highly desirable property and as such early viewing comes highly recommended.

ACCOMMODATION

HALL
A timber and glass door to the front of the cottage opens to a well proportioned L-Shaped hallway, which has pine skirtings and doors, a feature running throughout. Useful storage cupboard.

LOUNGE
16'9" x 15'10" (5.80M x 4.82M)
A spacious and bright room, with two large front facing windows taking advantage of the views and giving good light. Ceilings beams and a fireplace give pleasing features and French Doors open through to the family living end of the extension.

FAMILY RM/DINING KITCHEN
36'9" X 13'2" (11.19M X 4.02M)
This is an absolutely superb extension, which has transformed the cottage and created a wonderful family room with comfortable dining space and a well appointed kitchen. Wrap round windows and glass doors provide lots of light with tiled flooring offering a practical easily kept finish. The kitchen section is well equipped with units, sports a range style cooker with calor gas hob and also incorporates a handy breakfast bar.

DINING ROOM
15'11" X 13'9" (4.84M X 4.18M)
Although ideal for formal dining and entertaining, this second public room could suit very well for a variety of alternative purposes. Two windows to front. Door to useful shelved pantry style cupboard.

WC
Useful downstairs facility; internal and fitted with a WC and wash hand basin.

UTILITY
6'0" X 6'2" APPROX (1.84M X 1.88M)
Also internal, this room is great as a drying room/boot room. Housing the boiler, it has plumbing for washing machine and is fitted with units and a sink.

The carpeted flight of stairs leads up to a landing which is lit by a window overlooking the rear garden and gives access to a large linen cupboard.

BEDROOM 1
14'0" X 16’2" (4.27M X 4.93M)
A very generous master room, enjoying the wonderful views to the front, with further light from a window to the rear. Gently coombed ceiling. Built in mirrored door wardrobe.

BEDROOM 2
13’10" X 13’8" (4.21M X 4.17M)
This is also a front set good sized double with a built in wardrobe.

BEDROOM 3
13’11” X 13’3” (4.24M X 4.05M)
The last bedroom is also a very comfortable double with built in wardrobe and it looks to the rear.
BATHROOM
6’9” x 12’2” (2.05M x 3.71M)
A nicely appointed family bathroom, taking advantage of the views and fitted with a white suite of WC, wash hand basin and bath. Additionally there is a separate shower cubicle with electric shower.

OUTSIDE
The cottage has the benefit of garden to the front, as well as a large area to the side giving plentiful off road parking and turning points as well as housing the detached garage. To the side there is a secluded patio as well as a well screened grassy garden.

GENERAL
SERVICES
The property is served by private water and drainage. Calor gas serving the fire and cooker. Electricity. Telephone. Oil fired heating. Oil underfloor heating in Dining/Family Room, electric underfloor heating in Kitchen. Double glazing.

ENTRY
By arrangement with sellers.

VIEWING
To view contact Selling Agents.

EXTRAS
All fitted carpets, curtains, blinds, light and bathroom fittings are included along with the white goods in the kitchen (Range style cooker, dishwasher and fridge freezer) and the washing machine. The tumble drier and freezer in the garage are also included.

OFFERS
Offers should be lodged in Scottish Legal Form with the Selling Agents.

HOME REPORT
Interested parties wishing a copy of the Home Report for this property can obtain one on-line. Please visit www.onesurvey.org and follow instructions. EPC Rating of this property is E.

CLOSING DATE
Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers however reserve the right to sell the subjects at any time.

NOTE
These particulars, although believed to be correct, are not guaranteed and do not form part of any contract of sale. The room sizes are approximate only.