



Hillfield

Ladylands Drive, Jedburgh, TD8 6TD

Offers Over £350,000



A spacious and well presented detached bungalow set on a generous plot within a sought after cul de sac, enjoying excellent privacy and open countryside views.



HILLFIELD

Situated within a sought-after cul-de-sac in Jedburgh, this impressive, detached bungalow offers both space and privacy, set on a generous plot that enjoys uninterrupted views across open countryside to the rear. The property is well presented throughout and provides thoughtfully arranged accommodation, including three well proportioned bedrooms, with the principal bedroom benefitting ensuite. The spacious living room serves as a welcoming focal point, enhanced by wood burning stove, while a conservatory offers additional living space and a pleasant outlook over the garden. The farmhouse style kitchen adds character and practicality, with the property benefitting from an integrated garage and the addition of solar panels, contributing to energy efficiency. Externally, extensive garden grounds surround the property. Ideal for outdoor enjoyment or gardening enthusiasts, along with a substantial driveway providing ample off-street parking for multiple vehicles.

LOCATION

Jedburgh is a picturesque and historic Borders town set amid rolling countryside and defined by its dramatic skyline, dominated by the magnificent Jedburgh Abbey. One of the region's most characterful towns, Jedburgh offers a strong sense of heritage alongside a relaxed lifestyle, making it an appealing choice for homebuyers seeking charm, community, and accessibility. • Amenities: Jedburgh's town centre features a traditional high street with a mix of independent shops, cafés, local services, and everyday conveniences. The town benefits from supermarkets, leisure facilities, and healthcare provision, while its rich history underpins a healthy visitor economy. Key attractions include the impressive ruins of Jedburgh Abbey, Mary Queen of Scots' House, and the surrounding historic streetscape. • Schooling: Jedburgh is well served educationally, with state-of-the-art intergenerational schooling campus from Nursery to Secondary, providing comprehensive education and modern facilities for families in the area. • Population: Jedburgh supports a close-knit and welcoming community of around 4,000 residents. The town enjoys an active calendar of events, clubs, and sporting opportunities, reflecting a strong sense of local identity and community engagement. • Transport Connections: Jedburgh benefits from good road links to other Borders

towns and onward routes to Edinburgh and Newcastle. Rail services are accessible via nearby Tweedbank station. The surrounding countryside offers excellent opportunities for walking, cycling, and outdoor pursuits, with the Jed Water and wider Borders landscape adding to the town's lifestyle appeal.

HIGHLIGHTS

- Sought after cul-de-sac location
- Generous plot backing onto open countryside
- Spacious and well-presented bungalow
- Integrated garage
- Solar panels for improved energy efficiency
- Extensive garden grounds

ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Living Room, Dining Room, Kitchen, Conservatory, Master Bedroom with Ensuite, Two Further Bedrooms, Bathroom.

SERVICES

Gas central heating. Mains gas, electric, water and drainage. Solar Panels connected to feed-in tariff.

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating C

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. The gross internal floor area is approx. 154m² or thereby.

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £350,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



