

LEGAL
HASTIN & S



7 West Nisbet Steading

Nisbet, TD8 6TE

Offers Over £369,000





A beautifully presented family home in Nisbet, offering peaceful countryside living with stylish turnkey interiors, generous accommodation and south facing garden all within easy reach of Jedburgh and Kelso.



7 WEST NISBET STEADING

Beautifully presented and impeccably maintained, this impressive four-bedroom family home enjoys an enviable position within the idyllic village setting of Nisbet. Offering the perfect balance between tranquil countryside living and everyday convenience, while remaining within easy reach of the amenities, schools and transport connection of Jedburgh, Kelso and the wider Borders region. Presented in true turnkey condition, the home has been thoughtfully designed to suit modern family life. At its heart lies a bright and welcoming open plan kitchen/dining/living area, a super social space ideal for both relaxed family living and entertaining, a snug/office space sits on the ground floor and could be bedroom number four if required, with convenient neighbouring WC. Upstairs, three well-proportioned bedrooms offer comfortable and versatile accommodation each benefitting built in storage. The generous principal bedroom is particularly appealing complete with en-suite facilities. Externally, the property continues to impress, enjoying a southerly aspect the well-established gardens are a thoughtfully landscaped with colourful seasonal blooms, mature shrubs and a variety of seating areas positioned to capture the sun. A charming summer house sits perfectly within the garden offering an ideal vantage point to take in the surrounding countryside. Garage and driveway ensure ample private parking and external storage space.

LOCATION

Nisbet is a small and peaceful rural hamlet set amidst open Borders countryside, a short distance from Jedburgh. Known for its quiet setting and agricultural surroundings, Nisbet offers an appealing retreat for those seeking seclusion and rural charm.

- Amenities: The hamlet itself is primarily residential, with local amenities available in nearby Jedburgh, which provides a full range of shops, services, leisure facilities, and cultural attractions.
- Schooling: Primary and secondary schooling are provided in Jedburgh, including Jedburgh Grammar School, serving families in the surrounding rural area.
- Population: Nisbet has a very small population, contributing to its tranquil character and close connection to the surrounding countryside.
- Transport Connections: Road links connect Nisbet easily to Jedburgh

and the wider Borders. Rail services can be accessed at Tweedbank.

HIGHLIGHTS

- Idyllic village setting
- Easy access to Jedburgh and Kelso
- Turnkey condition
- Bright and sociable kitchen/dining
- Four well-proportioned bedrooms
- South facing plot
- Immaculate Home Report – All Cat 1's.

ACCOMMODATION SUMMARY

Entrance vestibule, Hallway, Lounge, SNUG/Bedroom 4, Kitchen/ Dining Room, Utility Room, Cloakroom with WC, Landing, Master Bedroom with en-suite, Two Further Bedrooms, Bathroom.

SERVICES

Mains water, drainage to treatment plant, oil fired central heating, double glazing.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, blinds, curtain poles, kitchen fittings and bathroom fittings. New boiler was installed in 2023. Internal floor area is approx. 155m².

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating C

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 £369,000 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.



