

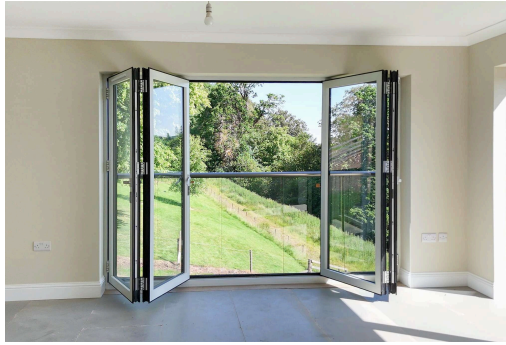


Spring Bank

Jedburgh, TD8 6QF

Offers Over £725,000





An outstanding bespoke designed contemporary home enjoying an elevated position on Galahill, with panoramic views across Jedburgh, the Abbey and surrounding countryside. Newly built to an exceptional specification, Spring Bank combines striking modern design, versatile family accommodation, outstanding energy efficiency and excellent connectivity - with Edinburgh and Newcastle both just over an hour's drive.



SPRING BANK

Positioned in one of Jedburgh's most desirable scenic settings, Spring Bank is a newly built home designed to maximise its elevated position, natural light and far-reaching views across the town, the Abbey, the Castle and the surrounding Borders countryside. The contemporary property combines clean modern lines with quality materials to create a home of genuine presence, while a highly efficient specification, including an air source heat pump and 10kW solar PV system, delivers impressive environmental credentials alongside everyday comfort.

Offering approximately 350m² of thoughtfully planned accommodation arranged over two levels, the layout provides both excellent family living and flexibility for modern lifestyles.

A generous paved driveway provides ample parking and leads to the integrated double garage. The enclosed garden has been graded to complement the natural contours of the site and laid to lawn, providing an excellent blank canvas for further landscaping.

The welcoming entrance hall immediately sets the tone, with engineered oak flooring flowing throughout the principal living spaces, complemented by a striking curved feature wall and timeless oak staircase with glazed balustrades. The lounge is a beautifully proportioned reception room, filled with natural light through large dual aspect floor to ceiling windows and a BiFold, framing the surrounding views. Undoubtedly the heart of the home is the impressive open-plan kitchen, dining and family room. Designed for both everyday living and entertaining, the bespoke kitchen is finished with quartz worktops, integrated Miele double oven, a pantry cupboard and a comprehensive range of contemporary cabinetry. The dining area enjoys a desirable south-facing aspect, with sliding door opening directly onto a generous composite deck complete with modern glazed balustrading, creating an effortless connection between inside and out. The ground floor also accommodates a spacious principal bedroom suite with adjoining dressing area and en suite shower room, together with a cloakroom WC and internal access to the double garage.

The lower ground floor is thoughtfully arranged allowing each room to enjoy excellent natural light and attractive outlooks. A guest suite features a walk-in dressing room and en suite shower room. With a further double bedroom benefiting from fitted wardrobes and access to a Jack and Jill bathroom, with bedroom four connecting from the opposite side. There is also a dedicated home office, a substantial utility and laundry room, plant room and external access to the garden.

Spring Bank represents an exceptional opportunity to acquire a distinctive contemporary home in the attractive market town of Jedburgh, combining striking and sustainable design, outstanding views and easy reach of Edinburgh and Newcastle.

SPECIFICATIONS

- Bespoke designed timber frame construction
- Natural slate stonework with scratch render and Cedral cladding
- Air source heat pump heating system
- 10kW solar PV installation
- Provision for battery storage and EV charging point
- High-specification fitted kitchen with quartz worktops
- Integrated Miele double oven
- Contemporary fitted bathrooms throughout
- Oak internal doors
- Oak staircase with glazed balustrades
- Integrated double garage
- Large mono-block driveway with gravel parking area
- Fully enclosed garden, laid to lawn and ready for landscaping

SERVICES & ADDITIONAL INFORMATION

Mains water, electric, air source heat pump, solar PV panels. Private drainage. Engineers certificate.

COUNCIL TAX

Pending.

ENERGY EFFICIENCY

Pending.

TENURE

Freehold

VIEWING

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.

MARKETING POLICY

Offers over £725,000 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.

