



9 Pleasants Steading

Jedburgh, TD8 6QZ



A Well Presented Two Bedroom Terraced Home Offering Spacious Accommodation In A Peaceful Semi-rural Setting, Ideal For First Time Buyers, Holiday Lets Or As A Countryside Retreat In Turn Key Condition.



9 PLEASANTS STEADING

An elegant and contemporary country home, 9 Pleasants Steading is an ideal choice for buyers who enjoy a rural aspect – with easy access to Jedburgh and the linking A68 north and south, making it a suitable choice for modern requirements and the commuter.

The charming hamlet is exceptionally well kept and sought after, and enjoys a super balance of countryside living with swift links to transport and amenities. The modern cottage benefits an immaculate interior perfect as a main residence or second home. With a low maintenance garden frontage, the accommodation itself is beautifully styled; with a dining kitchen at its heart, a comfortable lounge is finished in muted tones and allows plenty of space for freestanding furnishings, with the benefit of useful storage and a ground level w/c. Upstairs, a bright and well proportioned master bedroom enjoys pleasant elevated outlooks with a choice of in-built wardrobes and an ensuite shower room. Across the landing, a second generous double bedroom and the principal bathroom.

LOCATION

The hamlet is set just 3 miles from the town of Jedburgh, justifiably known as the 'Jewel of the Borders' which has a great community spirit with a variety of well supported independent shops, restaurants and a recently completed education campus; incorporating nursery to secondary.

The historical Royal Burgh of Jedburgh lies ten miles north of the border with England, and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main East Coast railway line is 35 miles distant at Berwick upon Tweed. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns and recently opened Borders railway.

HIGHLIGHTS

- Immaculately presented throughout
- Spacious and well proportioned living accommodation
- Two generous double bedrooms
- Charming cottage style garden
- Attractive semi-rural setting with countryside views

ACCOMMODATION SUMMARY

Entrance Hall, Dining Kitchen, Lounge, Cloakroom W/C, Master Bedroom with Ensuite, Second Double Bedroom, Principal Bedroom.

SERVICES

Mains electric and water. Private drainage. District heating system from a pellet boiler system.

ADDITIONAL INFORMATION

The sale shall include all integrated appliances as viewed, all curtain poles, blinds, light fittings and the garden shed. Allocated residents parking.

ENERGY EFFICIENCY

Band C.

COUNCIL TAX

Band C.

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 £195,000 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.