

HASTIN^{LEGAL}&S



Arnish

Oxnam, Jedburgh, TD8 6RX

Offers Over £275,000





A spacious and versatile detached home in a semi-rural setting, offering flexible living across two floors, wrap-around gardens and countryside views - all within easy reach of local amenities.



ARNISH

Enjoying a semi-rural position while remaining within easy reach of local amenities, this detached property offers the best of both worlds. Boasting spacious and versatile accommodation, it's ideal for those looking to either upsize or downsize, with the option to level on single-level living. The layout includes two bedrooms and a bathroom on the ground floor, with an additional two bedrooms and shower room on the first floor – providing flexibility for a range of lifestyle needs. Externally, the property is set within wrap-around gardens, bordered by mature hedging and fencing for privacy. The outdoor space is a blend of lawn and patio areas, perfect for relaxing or entertaining while an extensive driveway provides ample off-road parking. To the rear, the garden enjoys an open aspect, backing onto rolling countryside and open fields – offering peaceful views and a true sense of rural living.

LOCATION

The village of Oxnam is situated some 5 miles from the town of Jedburgh, justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of well supported independent shops, restaurants, cafes, Community & Arts Centre and a recently complete state-of-the-art 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

- Semi-rural location with easy access to amenities
- Flexible accommodation
- Two bedrooms and bathroom on both ground and first floors
- Garden backs onto open fields and countryside

ACCOMMODATION SUMMARY

Entrance Hallway, Living Room, Kitchen, Dining Room, Two Bedrooms, Shower Room, Landing Two Bedrooms, Shower Room.

SERVICES

Mains services, water, electricity, oil central heating

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band D

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 £275,000 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.



