

HASTIN^{LEGAL}&S



6 North Myrescroft Offers Over £170,000

Ancrum, TD8 6XB



3 bed



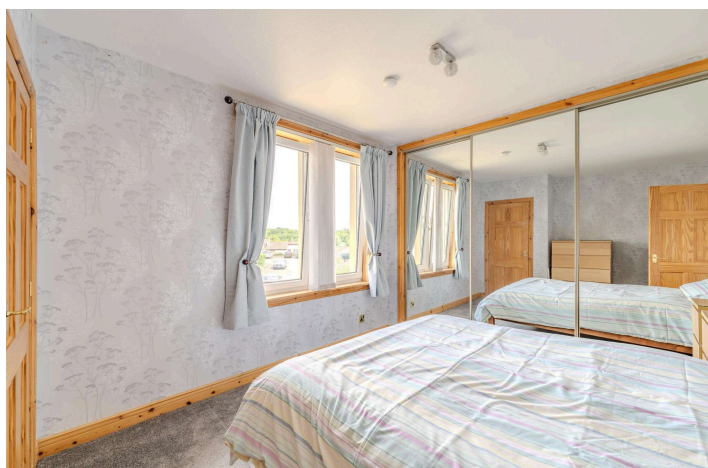
2 public



1 bath



A Well-presented Semi-detached Family Home
In The Popular Village Of Ancrum, Offering
Spacious, Move In Ready Accommodation
With Vibrant Gardens And Off-street Parking.



6 NORTH MYRESCROFT

Situated in the heart of the ever-popular village of Ancrum, this well-presented semi-detached family home offers bright, spacious accommodation and is ready to move into with ease. The property comprises three well-proportioned bedrooms, two generous public rooms, and a thoughtfully laid-out interior ideal for modern family living. The home is complemented by low-maintenance, colourful gardens to the front and rear, providing a vibrant outdoor space for relaxing or entertaining. A private driveway offers convenient off-street parking. This is an excellent opportunity for families or anyone looking to settle in a peaceful yet well-connected Borders village.

LOCATION

The village of Ancrum remains a popular choice for families and retirees alike; boasting a local pantry shop, pub and restaurant, highly regarded Primary school, and offering the perfect blend of country living while still being well connected to transport links being set just off the A68 - making it a well-placed choice for the commuter. Further shopping facilities, medical centres and secondary schooling are available at nearby Jedburgh and Hawick, and the area benefits a great range of country pursuits with a village bowling green as well as local golf courses at Minto, Jedburgh and the Championship course at The Schloss. Ancrum is surrounded by beautiful rolling countryside, offering a quieter pace of life with an abundance of river walks, cycle routes and horse riding trails.

HIGHLIGHTS

- Sought after village location
- Perfect first time buy
- Three bedrooms and two public rooms
- Move-in condition
- Ideal for modern family living

ACCOMMODATION SUMMARY

Mains services, water, electricity. Electric heating.

ADDITIONAL INFORMATION

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



COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating E

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 £170,000 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.