



9 The Knowe
Jedburgh, TD8 6XF



Beautifully presented and in a fantastic location for the charming village of Ancrum, 9 The Knowes is a fully modernised property perfect for the starter buyer.



9 THE KNOWE

Set in the heart of village overlooking the immaculate greens of the bowling club, 9 the Knowe is a welcoming home in excellent condition with the benefit of walk-in presentation, private off-street parking and a fully enclosed rear garden.

Having been recently upgraded by the current owner this is a great place to call home for any first time buyer or those in search of an easily kept and well located home.

With bright accommodation and living space, the property hosts a comfortable living room, fitted kitchen with space for dining furnishings, two well appointed double bedrooms and a shower room. The kitchen opens to the easily kept rear garden, which is fully enclosed with timber fencing and a gate to the rear for bin access, and accessible by the side gate from the drive.

LOCATION

Ancrum remains an increasingly popular choice with families and retirees alike, and is a quaint countryside Borders village; with an idyllic green at its centre, grocery shop, excellent pub & restaurant and a highly regarded Primary school - with further shops, Secondary schools and facilities nearby.

Ideally located just off the A68, the property is well placed for the commuter with easy transport links and access to further Border towns and nearby train station at Tweedbank. A great range of country pursuits are available with golf at Minto, Jedburgh and the Championship course at The Roxburgh, with strong rugby connections throughout the region and endless countryside walks and trails.

ACCOMMODATION SUMMARY

Entrance hall, living room, breakfasting kitchen, two double bedrooms, shower room, off street parking and enclosed garden.

HIGHLIGHTS

- Excellent Location for Amenities & Transport
- Great Position in the Village
- Ideal First Time Buy
- Well Proportioned Internal
- Private Parking & Garden

SERVICES

Mains water, electric, gas, and drainage. Fully double glazed.

ADDITIONAL INFORMATION

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

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Band D

VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

PRICE & MARKETING POLICY

Offers Over £160,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.