

LEGAL
HASTIN & S



Paradise Cottage

Jedburgh, TD8 6BY

Offers Over £275,000





Set within generous and well-established gardens, this detached cottage presents a rare opportunity to enjoy spacious and versatile living in an enviable location - right in the heart of Jedburgh.



PARADISE COTTAGE

The property hosts four well-proportioned bedrooms, a bright and sociable dining kitchen that flows naturally into a light filled conservatory, while a nearby utility room and shower room are ideal for busy family life. A formal dining room provides an excellent space for entertaining, while the cosy lounge benefits beautiful features such as working shutters and ornate ceiling rose, adding a touch of period charm.

Upstairs, a half landing leads to a spacious family bathroom and one of the large principal bedrooms, with three further bedrooms situated beyond, offering flexibility for growing families, guest accommodation, or home office space.

Externally, the property enjoys extensive wrap around gardens, providing a peaceful, private setting and stunning elevated views over Jedburgh and beyond. The grounds offer ample space for outdoor living, gardening or potential future landscaping.

While the property would now benefit from a degree of modernisation, it represents a wonderful opportunity to create a truly special family home in one of the most historic and picturesque towns.

LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a variety of independent shops, restaurants, a Community & Arts Centre, primary and secondary schools. 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 railway line is 16 miles at Tweedbank.

HIGHLIGHTS

- Charming period features
- Set within generous garden grounds
- Peaceful yet central location
- Full of potential

ACCOMMODATION SUMMARY

Entrance Hallway, Sitting Room, Dining Room, Breakfasting Kitchen, Inner Hallway, Shower Room, Utility Room, Conservatory. Landing Four Bedrooms, Bathroom.

SERVICES

Mains services, electricity, water. Gas central heating.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating D

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.



