



Tweed Cottage

14 Larkhall Burn, Jedburgh, TD8 6AX



Charming Country Cottage in a Delightful Setting to the Edge of Town & Currently Operating as a Successful Holiday Letting Business.

Open Plan Living & Dining Room to Fully Fitted Integrated Kitchen. Two Double Bedrooms & Bathroom. Decked Veranda, Shared Gardens and Grounds. Gas Central Heating. Double Glazing.



Tweed Cottage is a delightful and beautifully maintained mid-terraced property, set in a gently elevated position and enjoying panoramic outlooks across the town and countryside beyond. The property forms part of a small, select development in a lovely location to the edge of Jedburgh, and offers bright, comfortable and well planned accommodation presented in excellent order throughout.

Currently operating as a successful holiday letting business, Tweed Cottage is now available as a ready-to-go investment; fully furnished and equipped, with bookings running throughout the rest of the year.

LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a variety of independent shops, cafes, restaurants, a swimming pool, fitness centre and Community & Arts Centre. The Royal Burgh of Jedburgh has a strong pull of tourism, with historical attractions including the stunning 12th Century Augustinian Abbey on the banks of the Jed Water, with Mary Queen of Scots House adjacent, and the Jedburgh Castle sitting at the top of the Castlegate. The town itself is a particularly attractive setting with riverside walks and colourful renovated buildings in the Market Place and Canongate. Well situated with swift road links to either major airport at Edinburgh or Newcastle, Jedburgh lies just 10 miles from the English border and is convenient for rail connections at Tweedbank and Berwick-Upon-Tweed.

DIRECTIONS

Take the Lanton Road from the Market Place in Jedburgh, and continue up the hill taking a left turn signposted Wildcatcleuch. Turn left again to the parking area, and 14 Tweed Cottages is on the first row of cottages on the right.

HIGHLIGHTS

- Location
- Convenient for further border towns and easy access to Edinburgh city centre via the A68 or nearby Border Railway, Jedburgh is extremely popular for both leisure and outdoor country pursuits.- perfect for walkers, golfers, cyclists, horse racing and strong rugby connections.
- Ready to go investment
- A successful holiday letting business for the past five years, the property has excellent occupancy rates and annual income, with further details on financials available on request.
- Easy maintenance

The property itself requires minimal upkeep, with the owners opting for easy clean surfaces and wood effect flooring in the reception areas, making it ideal as a second home or rental. The cottage is highly energy efficient with low



running costs. The grounds and shared areas are maintained and covered by the communal charge, so the property and gardens are always in good order for the arrival of guests.

EXTERNAL

There is a delightful balcony at the front of the property, ideal for alfresco dining in the summer months, and again providing an ideal place to take in the lovely outlook. There is, in addition, a shared picnic area to the front of the house, and extensive shared garden grounds with plenty of private parking.

ENERGY PERFORMANCE

Band C.

COUNCIL TAX

100% Small Business Relief Rates.

ADDITIONAL INFORMATION

The fitted carpets, floor coverings, blinds and curtains, and appliances as mentioned are included in the sale. Please note that the property is being offered as an ongoing letting business and is available fully furnished and equipped as such. An annual maintenance fee of £781 is payable to cover public liability, insurance and upkeep of the grounds and pathways.

SERVICES

Mains drainage, water, gas and electricity. Private water supply. Double glazing. Gas central heating.

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01750 724 160-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers 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.

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.