



BANNERMANBURKE

PROPERTIES LIMITED



Finclere Oxnam Road, Jedburgh, TD8 6QN

Offers In The Region Of £290,000



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■ VESTIBULE AND HALLWAY ■ SITTING ROOM ■ BREAKFASTING KITCHEN ■ DINING ROOM ■ FOUR BEDROOMS ■ SHOWER ROOM ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ DRIVEWAY AND SINGLE CAR GARAGE ■ FRONT AND REAR GARDENS ■ EPC RATING D

Early viewing is recommended of this beautiful detached four bedroom family home in the sought after Oxnam Road area of Jedburgh. Offered for sale in very good order with stunning front and rear gardens, decking, sheds and out buildings. Off street parking is available for two vehicles in the form of a driveway and a single car garage provides further parking with the added benefit of power and light. Beautiful views of the surrounding area can be enjoyed from all aspects of the property.

The Town

The pretty market town of Jedburgh is located on the A68 just 10 miles north of the border with England and just an hours drive to Scotland's vibrant capital, Edinburgh. Jedburgh is one of the principal towns of the Scottish Borders and the A68 provides easy access to many of the major towns and employers within the region. The town has a good variety of shops and restaurants as well as leisure facilities in the form of a swimming pool and golf course. There is also both primary and secondary schools. The historic Abbey and Castle Jail are welcomed tourist attractions.

Travel

Edinburgh 48 miles, Hawick 11 miles, Kelso 11 miles, Galashiels 17 miles

Situated on the A68 which provides a through-route north to Edinburgh and south to Newcastle. Rail links are available at Edinburgh, Newcastle and Berwick-Upon-Tweed. The nearest International airports are located in Edinburgh and Newcastle.

The Property

The property is entered from the front into a entrance vestibule where stairs lead to the upper level and fourth bedroom. A timber and glazed door provides access to the hallway which has carpet flooring, central heating radiator and three recessed ceiling lights. Access to the remainder of the accommodation is from here.

The sitting room is bright and airy with a large double glazed window overlooking the front garden. Decorated in neutral tones with carpet flooring, central heating radiator and ceiling light. The main focal point of the room is the timber fire surround with

marble back and hearth and gas fire inset.

To the rear is the breakfasting kitchen with large double glazed window overlooking the beautiful rear garden. Good range of floor and wall units with ample work surface space and tiling to splashback areas. Integrated single electric oven and four burner gas hob. Space and plumbing for a washing machine and dishwasher. One and a half bowl sink and drainer with mixer tap. Space for a free standing fridge freezer. The Glow Worm combination gas boiler is located in a wall mounted unit also.

A doorway from the kitchen and a step down leads to the dining room which is also located to the rear of the property and provides access to the garden. This room is versatile in use and has a door to the single car garage.

There are three bedrooms on the ground floor, all with storage, double glazed windows and carpet flooring along with a bright shower room. The shower room comprises of a 3pc suite of wash hand basin, WC and double walk in shower enclosure with shower run off the boiler and panel boarding for easy cleaning. A double glazed opaque window overlooks the rear garden and allows in lots of natural light. Recessed ceiling lights, tiled flooring and central heating radiator.

On the upper level is the fourth bedroom which is accessed from stairs in the vestibule. Lovely large bright room with Velux style window and neutral décor. Good storage, carpet flooring, ceiling light and central heating radiator.

Room Sizes

SITTING ROOM 5.10 x 3.65
BREAKFASTING KITCHEN 4.15 x 3.60
DINING ROOM 3.00 x 2.60
BEDROOM 4.32 x 3.90
BEDROOM 4.00 x 3.00
BEDROOM 3.00 x 2.75
BEDROOM 4.00 x 4.90
SHOWER ROOM 2.70 x 1.50
GARAGE 5.05 x 3.20

Externally

Finclere has beautiful front and rear gardens that are low maintenance and very well tended. The front garden is laid to lawn with pretty shrubbed borders, driveway for two vehicles and access to the single car garage. A pathway leads around to the rear garden which is generous in size with flat lawn, decking, garden shed, greenhouse, clothes drying facilities and a range outbuildings. A gate to the rear leads out to Oakieknowe Road/Path which leads down towards the school and town. The garden offers a great deal of privacy, bounded by hedging and fencing.

Directions

From the A68, turn on to Oxnam Road and continue up the hill. The property is located on the left hand side, just after the turning for Dunshills Drive (which is on the right).

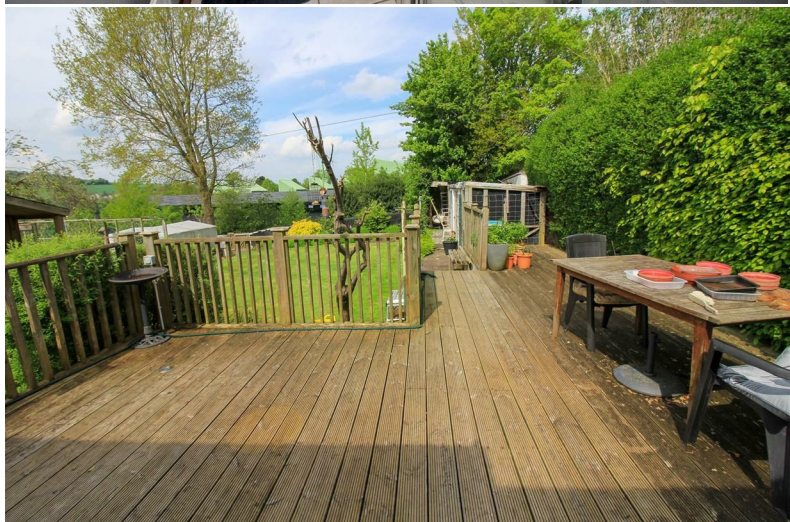
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

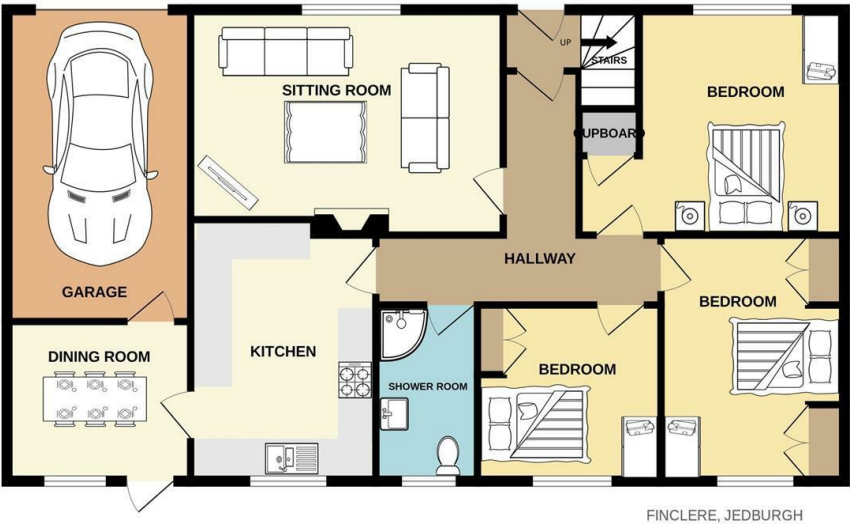


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	54	69
Scotland	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Important:

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