HASTINGS LEGAL







Teviot View Cottage, Sunnyside

Offers Over £200,000

Ancrum , TD8 6XQ

PROPERTY & LEGAL

2 bed

1 public

1 bath

A Charming Detached Two Bedroom Cottage Situated In The Peaceful Village Of Ancrum, Offering Upside-down Accommodation, An Enclosed Garden And Excellent Potential As A Family Home, First-time Purchase Or Holiday Let.





This charming detached two bedroom cottage is ideally situated within the village of Ancrum, near Jedburgh, offering a lovely blend of character, comfort and practicality. Known as Teviot View Cottage, the property provides delightful accommodation arranged over two floors, with an appealing upside-down layout that makes the most of the living space. The ground floor comprises two comfortable bedrooms and a bathroom, while the upper floor enjoys a welcoming open living and dining area alongside the kitchen, creating a bright and inviting space. Full of charm and offering a cosy cottage feel, the property has previously been successfully used as a holiday let, making it an appealing opportunity for those looking to continue with a holiday rental business. Externally, the cottage further benefits from an enclosed garden, providing a lovely outdoor space. Situated within the attractive village of Ancrum, the property enjoys a peaceful setting while remaining within easy reach of the nearby town of Jedburgh and its range of local amenities, shops and services. With its characterful appeal, two bedroom accommodation and enclosed garden, Teviot View Cottage would make an excellent purchase for first-time buyers, a small family, couples or those seeking a charming holiday home or investment opportunity within the Scottish Borders.

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 Hallway, Two Bedrooms, Shower Room with WC. Landing, open plan Sitting Room / Dining Area, Kitchen.

HIGHLIGHTS

.Attractive upside-down accommodation arranged over two floors
.Characterful cottage offering a cosy and welcoming feel
.Previously operated successfully as a holiday let
.Convenient access to Jedburgh and its range of local amenities and services

SERVICES

Mains Gas, Water and Electricity. Double glazing.

COUNCIL TAX

N/A

ENERGY EFFCIENCY

Rating D

VIEWING

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.

MARKETING POLICY

Offers over £200,000 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.