



St. Ola is an exceptional and immaculately presented three-bedroom stone-built semi-detached house sitting in an elevated position above the historic Borders town of Jedburgh.

Currently run as a small Bed and Breakfast, with two ensuite letting rooms, the property is set in a generous plot and would make a perfect home or small business opportunity.

Internally, the property lies across two levels and comprises three bedrooms, two ensuite shower rooms, a further shower room, a sitting room, a conservatory, a breakfasting kitchen, a utility room and a downstairs wc.

Externally, the property is accessed by a gated driveway which leads down and round to the back of the property which provides extensive private parking, complete with a detached garage and integrated garage underneath the house. There is a charming front garden, with extensive patio to the side and further lawn to the rear providing a great outside space.

Most Border towns are readily accessible from this location, as are Newcastle and Edinburgh which both have international airports, with a mainline railway station at Berwick-upon-Tweed.

Edinburgh 48 miles. Melrose 13 miles. Kelso 11 miles. Newcastle 57 miles.

(All distances are approximate)

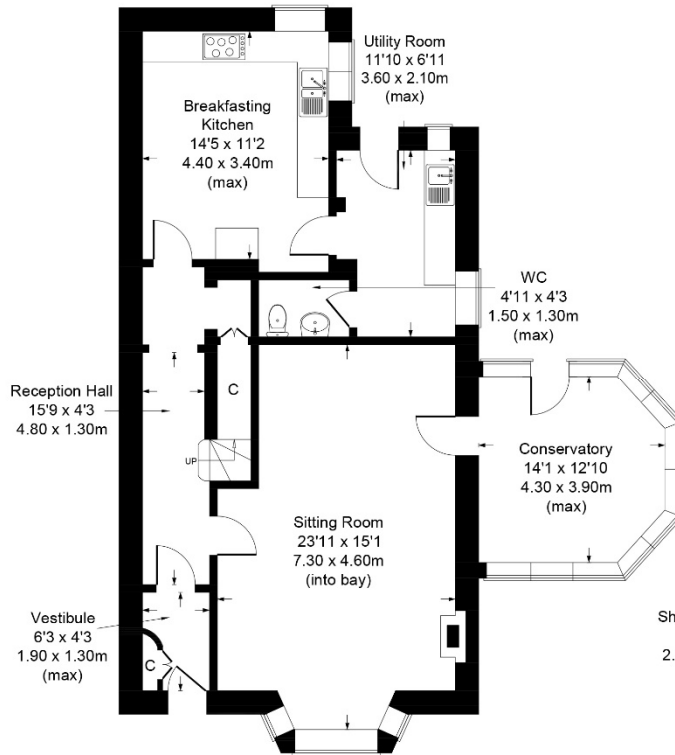
Location:

St. Ola is located in the historic Borders town of Jedburgh, home to "Mary Queen of Scots' House" and the 12th century Jedburgh Abbey, both of which are situated in the heart of this picturesque town. Local amenities are easily accessible with a wide range of shops and restaurants up and down the High Street. There are a variety of outdoor pursuits in the area including fishing on the River Tweed and National Hunt racing. Golfing is available at a number of excellent courses including the nearby Roxburghe championship course, and swimming is close at hand in the nearby Laidlaw Memorial Pool. Local tourist destinations include Ferniehurst Castle, Monteviot Gardens and the Harestanes Visitor Centre. Schools include the local primary and the Jedburgh Grammar School, with the renowned St Mary's Preparatory School which is located in Melrose. Conveniently located, St. Ola is a short walk from the A68, which is the main road linking Newcastle and Edinburgh. The major Border towns are within easy driving distance, and Jedburgh is conveniently placed for easy access to all major routes north and south bound with regular scheduled flights from Edinburgh and Newcastle to a number of UK and European destinations, as well as a mainline railway links at Berwick-upon-Tweed, and the Borders Railway which runs from Tweedbank to Edinburgh only fourteen miles away.

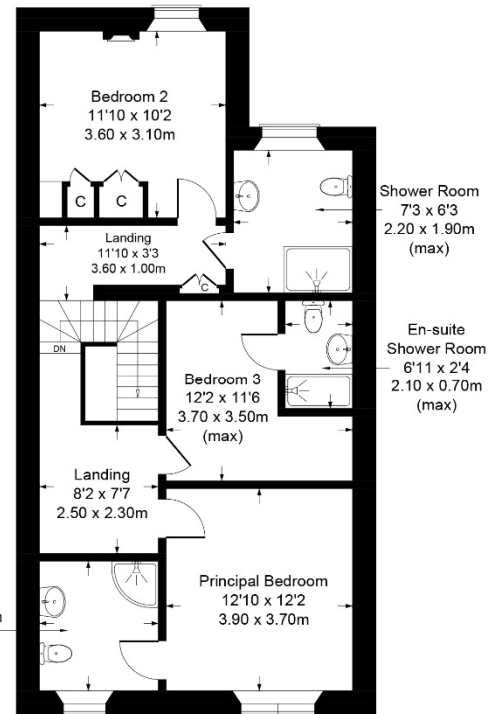


St. Ola, Oxnam Road, Jedburgh TD8 6QJ

Approximate Gross Internal Area
1702 sq ft - 158 sq m



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2018



Directions:

For those with satellite navigation the postcode for the property is: TD8 6QJ
Coming from the North take the A68 South into the town of Jedburgh. Continue through Jedburgh, until you reach the Laidlaw Memorial Swimming Pool on your left, which sits on the corner of Oxnam Road. Turn left here and continue up the hill for approximately 500 yards and you will approach St. Ola which lies on your left-hand side, before you reach Dunhill Drive.

Coming from the South take the A68 North and enter the town of Jedburgh. Continue on the A68 until you reach the Laidlaw Memorial Swimming Pool on your right, which sits on the corner of Oxnam Road and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, mains gas, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: F

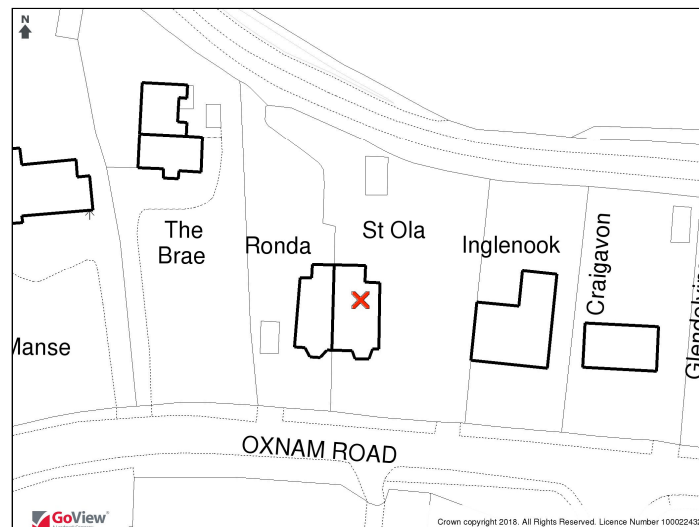
EPC Rating:

Current EPC: D66

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



Macpherson Property, 3 St. Dunstons Lane,
Melrose, Scottish Borders TD6 9RS
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk Web: www.macphersonproperty.co.uk