



**3 Larks Green is a modern 4 bedroomed detached property, offering comfortably proportioned, well planned accommodation and presented for sale in immaculate, beautifully maintained condition. Constructed circa 2017, the house has been finished to an exacting standard, boasting quality fittings, demonstrating an eye for detail throughout. The property enjoys fine open views and a semi rural yet highly convenient location, within easy reach of many surrounding Borders towns and major employers, such as the Borders General Hospital in Melrose and the Scottish Borders Council HQ in Newton St Boswells, for example.**

**For those seeking a quieter pace of life yet need to be in easy reach of facilities and transport links, 3 Larks Green offers an ideal solution, as it lies just a short drive away from the A68 trunk road, leading to towns and cities both North and South bound, with the railway station at Tweedbank also easily accessed, taking you to Edinburgh Waverley Station in an hour.**

**The accommodation comprises: four double bedrooms (one en-suite, one currently adopted as a study/tv room), an unusually spacious family bathroom with separate shower enclosure, a bright sitting room with wood burning stove, a fabulous dining kitchen with space for seating, a utility room and a downstairs WC. There is underfloor heating throughout, supplied from an air source heat pump. The windows are double glazed and there is plenty of storage, including useful loft storage in the house and garage.**

**Externally, there are good sized but easily kept gardens to front, side and rear, laid predominantly to grass with a beautiful mature tree to the front and a variety of young trees to the rear, which is slightly sloped and partly screened by hedges and fencing. A patio, conveniently accessed from the dining end of the kitchen, creates a perfect spot for al fresco dining. An adjoining garage, with electric up and over door, provides secure parking, fronted by a monoblocked driveway large enough for two cars very comfortably.**

**Melrose 12 miles. Kelso 9.5 miles. Jedburgh 3 miles. Tweedbank Station 13.5 miles. Edinburgh 47 miles. Newcastle 59 miles.  
(All distances are approximate)**

#### **Location:**

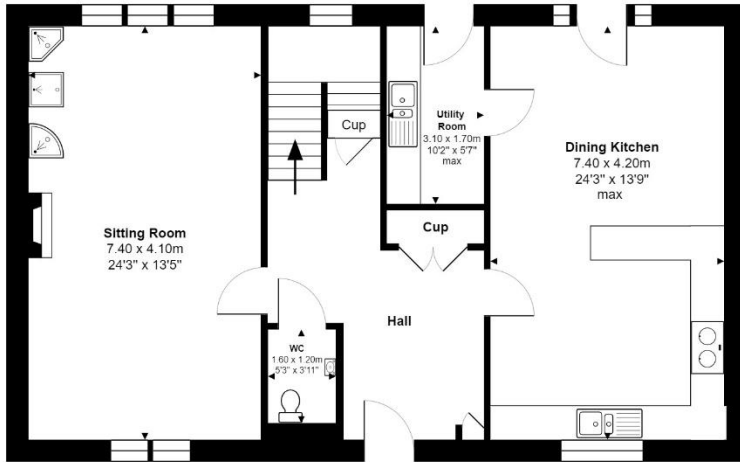
The property forms part of a small enclave of just three houses which sit back from the A698, accessed via a small shared monoblocked driveway running adjacent to The Caddy Mann restaurant. Only three miles away, the historic Borders town of Jedburgh is home to "Mary Queen of Scots' House" and the 12th century Jedburgh Abbey, both of which are situated in the heart of this picturesque town, which has 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 rivers Tweed and Teviot, and National Hunt racing in nearby Kelso, which also offers an ice rink as well as a superb range of quality independent shops, cafes and restaurants. There is a driving range behind the house, perfect for the keen golfer, with a number of excellent courses available including the Roxburgh championship course in Heiton. Local tourist destinations include Jedburgh Castle Jail, Ferniehurst Castle, Monteviot Gardens and the Harestanes Visitor Centre. The new Intergenerational school campus, opened in 2020, is gathering a great reputation, with private schooling available in Melrose at the renowned St Mary's Preparatory School; a bus pick up service to both is at hand. Many Border towns are within easy driving distance, with the A68 giving easy access to all major routes north and south bound. Regular scheduled flights are from Edinburgh and Newcastle to a number of UK and European destinations. There are mainline railway links at Berwick-upon-Tweed, and only just over thirteen miles away at Tweedbank is the Borders Railway, which offers free parking and runs from Tweedbank to Edinburgh.



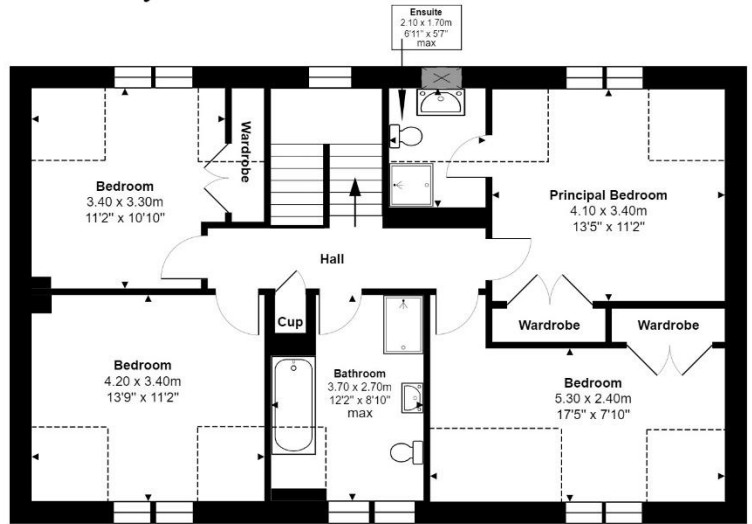




# 3 Larks Green Mounthooly TD8 6TJ



Ground Floor



1st Floor

FOR ILLUSTRATIVE PURPOSES ONLY



## Directions:

For those with satellite navigation the postcode for the property is: **TD8 6TJ**  
Travelling from the North on the A68, turn left just before the car wash where signposted for A698 Kelso. Continue along the A698 until you come to the sign for The Caddy Mann. Turn left here, then right following the little slip road along. Number 3 Larks Green is directly ahead. Travelling from the South on the A68, drive through the town of Jedburgh continuing on the A68 until you come to the car wash, turning right onto the A698, then follow the directions as stated.

## FURTHER INFORMATION:

### Fixtures and Fittings:

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

### Services:

Mains water. Private drainage to private SEPA registered waste disposal. Heating and hot water supplied by Dimplex air source heat pump. Heat recovery system. Intruder alarm. Double glazing. Broadband.

### Outgoings:

Scottish Borders Council Tax Band Category: F

### EPC Rating:

Current EPC: C72

### 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.



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