



School Wood is a well-presented three-bedroom detached bungalow situated in a charming semi-rural location only two and a half miles from the historic Borders town of Jedburgh. With fabulous views to the South, the property also benefits from a large woodland extending to around fifteen acres, which is a particular feature.

The entire package of woodland, large garden and outbuildings provide an excellent opportunity for someone running a business from home or simply wanting a rural lifestyle a short distance from local amenities.

Internally, the accommodation comprises three bedrooms, an ensuite shower room, a bathroom, a sitting room, a dining kitchen and a utility room. With potential to extend the existing footprint, subject to the necessary permissions, there is good storage and double glazing throughout.

Externally, the property lies in just over half an acre and has extensive driveway parking with a large timber-built garage with separate workshop, a self-contained office, a dog run and a wood store. There is also a large summer house and an array of children's outdoor toys which are included in the sales price. The fifteen acre wood, directly behind the property, has planning permission for the creation of an access directly off the A68 but can be accessed directly from the garden too, and provides an excellent degree of privacy and enjoyment.

Most Border towns are readily accessible from this location, as are Newcastle and Edinburgh via the A68 which both have international airports, with a mainline railway station at Berwick-upon-Tweed. Edinburgh 50 miles. Melrose 16 miles. Tweedbank 18 miles. Newcastle 54 miles.

(All distances are approximate)

Location:

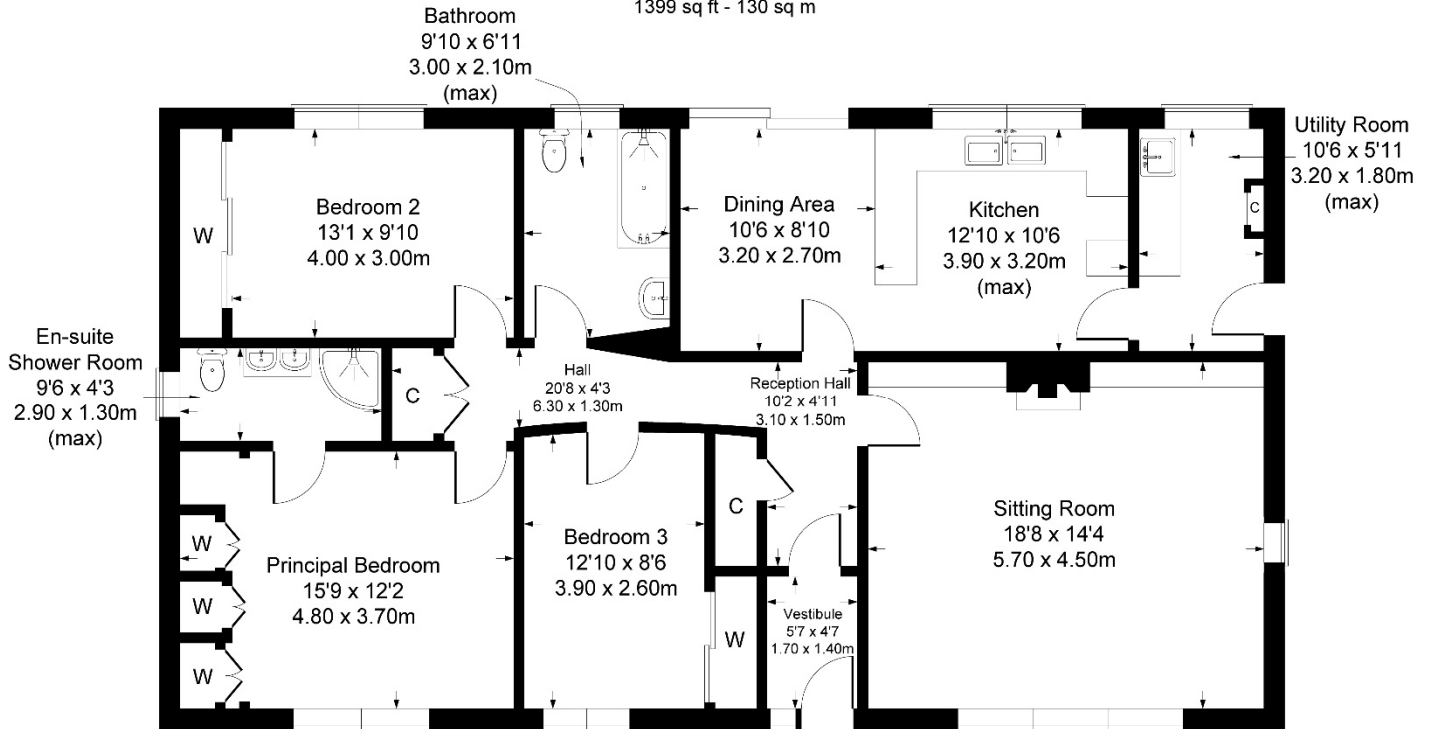
School Wood is situated in a semi-rural location, only two and a half miles from the historic Borders town of Jedburgh, home to "Mary Queen of Scots' House" and the 12th century Jedburgh Abbey, both of which are situated in the heart of this picturesque town.

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 at Kelso. Golfing is available at a number of excellent courses including the nearby Roxburgh championship course, and swimming is close at hand in the nearby Laidlaw Memorial Pool. Local tourist destinations include Ferniehurst Castle, Monteviot Gardens and Born in the Borders brewery. 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, School Wood is a short distance 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 eighteen miles away.



School Wood, Glendouglas, Jedburgh TD8 6PF

Approximate Gross Internal Area
1399 sq ft - 130 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2018



Directions:

For those with satellite navigation the postcode for the property is: TD8 6PF
Coming from the North take the A68 South into the town of Jedburgh. Continue through Jedburgh on the A68 and approximately two and a half miles South of Jedburgh there is a signpost for Glendouglas Community Hall. Turn right here and continue up the road past the hall. School Wood is the next property on the right. Coming from the South take the A68 North. Approximately two and a half miles South of Jedburgh you will see a signpost for Glendouglas Community Hall, turn left here 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, private drainage to septic tank, solid fuel heating system to radiators and hot water, electric immersion switch for hot water, telephone and broadband (subject to regulations).

Outgoings:

Scottish Borders Council Tax Band Category: F

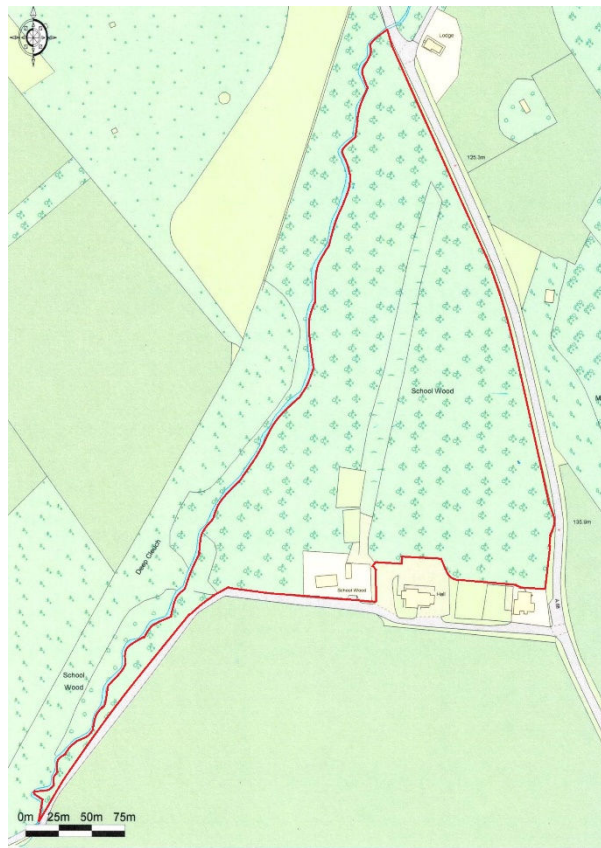
EPC Rating:

Current EPC: D59

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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