



4 Cherry Dean is an immaculately presented 4/5 bedroomed detached family home, offering comfortably proportioned readily adaptable accommodation which boasts quality fitments and demonstrates an eye for detail throughout. The house enjoys fine views as well as arguably the best position within a small development of executive homes, which is set on the periphery of Jedburgh in easy reach of the new school complex.

For those seeking a quieter pace of life, yet need to be in relatively easy reach of transport links, Jedburgh offers an ideal solution, as it lies on 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 (two of which are en-suite), a family bathroom with separate shower enclosure, a sitting room, a sun room, a dining room currently adopted as a home office but suitable as a fifth bedroom if needed, an open plan family room/dining kitchen, a utility room and a downstairs cloakroom/WC. There is gas central heating, the windows are double glazed and there is good storage throughout, including a useful floored attic.

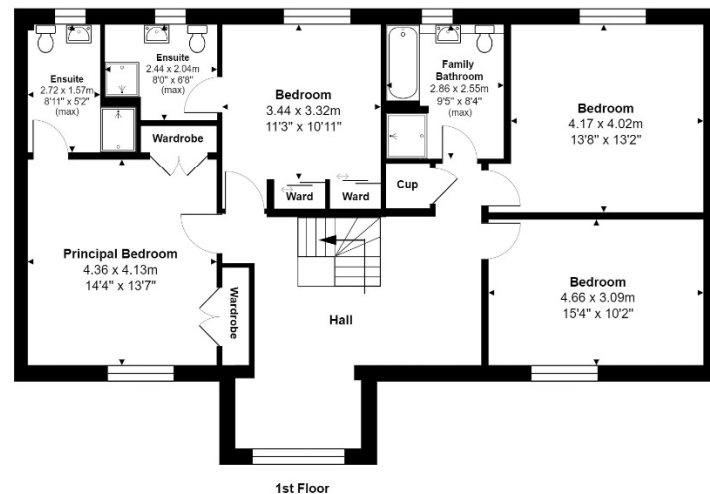
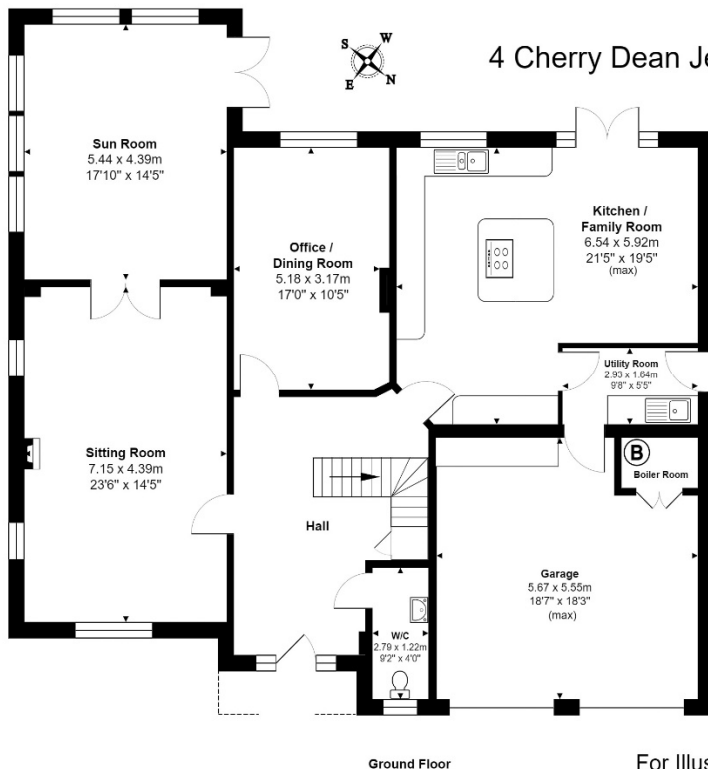
Externally, the garden wraps round the house in an L-shape, encompassing a large banking as well as an enclosed section to one side housing a shed, ideal for kennels and with access into the utility room. Designed for relative ease of upkeep, the garden is laid primarily to lawn but includes colourfully planted sections, coming into their own in the summer months, and a paved terrace running along the rear elevation creating a perfect spot for al fresco living and dining. An integral double garage provides secure parking, fronted by a driveway large enough for three cars quite comfortably.

**Edinburgh city centre 49 miles. Melrose 17 miles. Kelso 13 miles. Newcastle city centre 62 miles.
(All distances are approximate)**

LOCATION:

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. 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 Roxburghe championship course in Heiton, and swimming is close at hand in the nearby Laidlaw Memorial Pool. Local tourist destinations include Jedburgh Castle Jail, Ferniehurst Castle, Monteviot Gardens and the Harestanes Visitor Centre. The new Intergenerational school campus, opened in 2020, lies within easy reach of the development, with private schooling available in Melrose at the renowned St Mary's Preparatory School. Jedburgh is straddled by 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. There are mainline railway links at Berwick-upon-Tweed, and only sixteen miles away the Borders Railway, which runs from Tweedbank to Edinburgh.





For Illustration Purpose Only



Directions:

For those with satellite navigation the postcode for the property is: **TD8 6JF**
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 proceed up the hill for just under one mile and then turn right into Rowan Road. Keep right until you reach Cherry Dean. Number 4 is the last house on the right hand side.

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 water and drains, electricity, gas central heating.

Outgoings:

Scottish Borders Council Tax Band Category: G

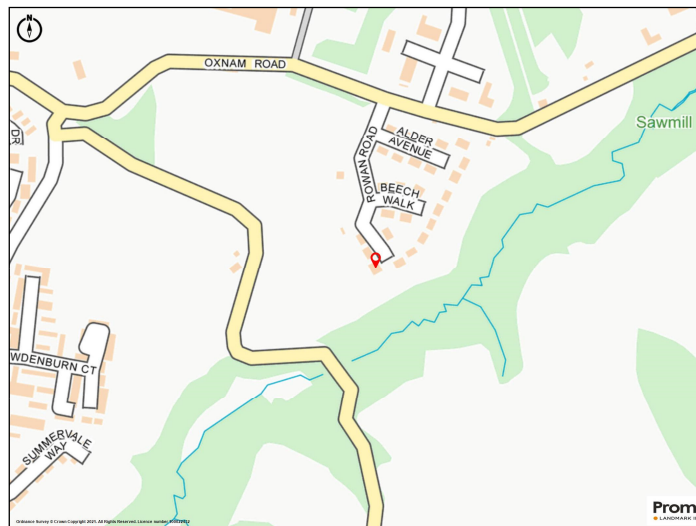
EPC Rating:

Current EPC: B82

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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