



**Strathmore, 6 Cherry Dean is a generously sized 4 bedroomed detached ideal family home, freshly decorated throughout. All bedrooms are ample doubles with plentiful storage and two are en-suite, with the principal including a fantastic walk in wardrobe/dressing room. The two public rooms open through to each other; both with French Doors leading outside. The dining room opens to the front whilst the sitting room takes you out to a fantastic terraced deck, complete with indulgent hot tub and taking advantage of the fine open views.**

**The house forms part of a small development of executive homes, located towards 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 en-suite, principal incorporating dressing room), a family bathroom, a sitting room, a dining room, a breakfasting/dining kitchen and utility room which includes a WC. There is gas central heating and the windows are double glazed.**

**Externally, the garden has been designed for ease of upkeep, with the rear given over primarily to a superb terraced deck providing a great space for outdoors living and al fresco dining, plus housing a hot tub which is to be included in the sale. Beyond the decking there is an area of lawn, which extends round to the side. The attached single garage is fronted by a driveway large enough for two/three cars.**

**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.





**Dining Room**  
4.30 x 4.00m  
14'1" x 13'1"  
(max)

**Sitting Room**  
5.20 x 3.90m  
17'1" x 12'9"  
(max)

**Dining Kitchen**  
6.30 x 3.30m  
20'8" x 10'10"  
(max)

**Garage**  
6.30 x 2.90m  
20'8" x 9'6"

**Utility Room**  
2.00 x 1.60m  
6'7" x 5'3"

**Hall**

**WC**  
1.00 x 1.00m  
3'3" x 3'3"

**Cup**

**Ground Floor**

For Illustration

The floor plan shows a rectangular layout with a central landing. At the top left is **Bedroom 3** (3.60 x 3.00m / 11'10" x 9'10") with two windows (W) and a door to the landing. To its right is **Bedroom 4** (5.50 x 2.60m / 18'0" x 8'6" (max)) with two windows. Below Bedroom 3 is a **Bathroom** (2.80 x 1.90m / 9'2" x 6'3") with a bathtub, toilet, and sink, and a door to the landing. Below Bedroom 4 is the **Principal Bedroom** (4.10 x 3.60m / 13'5" x 11'10") with a door to the landing. At the bottom left is **Bedroom 2** (3.90 x 3.60m / 12'9" x 11'10") with two windows and a door to the landing. The landing area contains a staircase and a cupboard (Cup). At the bottom center are two **Ensuite Shower Rooms**, each 2.20 x 1.30m (7'3" x 4'3"). To the right of the Principal Bedroom is a **Dressing Room / Wardrobe** (3.60 x 2.30m / 11'10" x 7'7").

### 1st Floor



### 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, where Strathmore is the first house on the right as you enter the cul-de-sac.

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:

All blinds, the range style cooker and the hot tub are all to be included in the sale.

#### Services:

Mains water and drains, electricity, gas central heating.

#### Outgoings:

Scottish Borders Council Tax Band Category: F

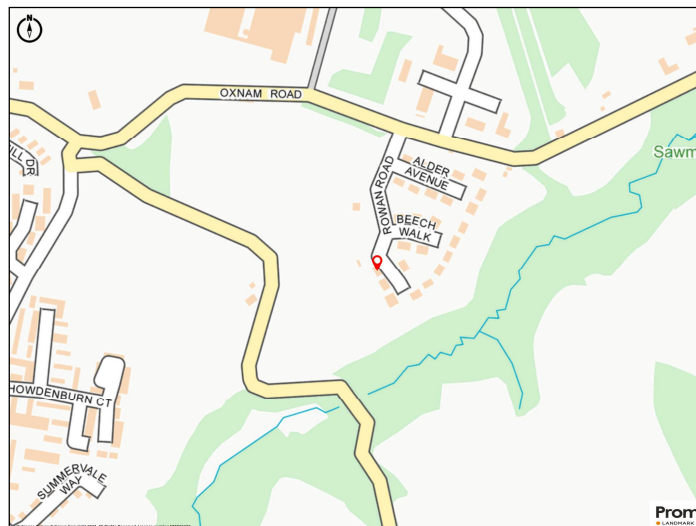
#### EPC Rating:

Current EPC: C79

#### 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.



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