OREGON COTTAGE, CAMPTOWN, JEDBURGH, ROXBURGHSHIRE, TD8 6PN

A detached three bedroom cottage with enclosed garden, ample parking and about a 7 acre horse paddock with stables set in the heart of the Scottish Borders.

Jedburgh 6 miles • Edinburgh 55 miles
Newcastle upon Tyne 55 miles

Sitting room • kitchen • dining room • family room
3 double bedrooms • family bathroom • W.C • utility room

Enclosed garden • Single garage • 9 acre paddock with stable

SITUATION
Oregon Cottage is located in the small hamlet of Camptown, which lies just to the south of Jed Water and only a short drive from the popular market town of Jedburgh.

Jedburgh offers a wide range of local amenities including an award-winning butcher, professional services, good primary and secondary schools, a health centre, supermarket and a number of restaurants and cafes. Jedburgh is one of the most historic towns in the Scottish Borders, with many fine buildings including the beautiful 12th century Augustinian Abbey, Mary Queen of Scots fortified house, and the Victorian County Jail.

The area has a wealth of sporting activities including Jed-Forest Rugby Club which is one of the oldest rugby clubs in the country, football, swimming, tennis and also skiing on the only dry ski slope in the Borders.

The main A68 runs nearby Camptown which makes many of the surrounding Borders towns and villages within easy commuting distance. Good communication links to the north and south via the A68, A7 and A696 trunk roads, providing access to Edinburgh, Carlisle and Newcastle. The nearest mainline railway station is at Berwick-upon-Tweed which provides mainline services north and south to major UK cities. Both Edinburgh and Newcastle have international airports and are easily accessible.

DESCRIPTION
Oregon Cottage is an extremely attractive cottage built in about 1997 by Oregon Timbers based in Selkirk. The current owners have kept the property modernised and in good condition over the years and maintained the garden to an exceptional standard. Oregon Cottage has flexible accommodation and is situated over two floors.
A gated entrance gives way to the front garden and drive way that runs up the side of the house to a single garage. From the front door the vestibule leads to the ground floor accommodation which flows naturally from room to room. The property circulates from the central hallway that leads to a sitting room with French doors, a kitchen with utility room beyond, dining room, fourth double bedroom/family room and a downstairs W.C. From the central hallway, stairs lead to the first floor landing. From here there are three double bedrooms, all with fitted wardrobes and a family bathroom.

Oregon Cottage sits in charming and manageable garden grounds which are mainly laid to lawn.

Sitting about 300 metres up the road to the north is a 9-acre horse paddock with stable.

SERVICES
LPG central heating.
Double glazing throughout.
Drainage to a septic tank and soak away.
Mains electric.
Water is supplied by a spring located nearby.

COUNCIL TAX
Band F.

FIXTURES & FITTINGS
TBC

POST CODE
TD8 6PN

IMPORTANT NOTICE
Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement; (viii) please note that if you make an acceptable offer for this property we will have to confirm your identity, as required by the Money Laundering Regulations 2007.