



OREGON COTTAGE
JEDBURGH, SCOTTISH BORDERS

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Rural detached cottage with land and equestrian facilities.

Jedburgh 5 miles ■ Melrose 19 miles ■ Newcastle Airport 45 miles
Edinburgh 52 miles

- 2 reception rooms. 4 bedrooms.
- Impressive family home spanning 120m².
- Peaceful location with woodland walks.
- Private garden grounds & garage.
- Easy access to A68.
- 7.42 acres (3 hectares) available under separate negotiation



Galbraith

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 OnTheMarket



SITUATION

Camptown is a charming village located around five miles south of Jedburgh, to the north of the Carter Bar. Nestled beside the Jed Water and Kaim Burn, it enjoys a tranquil setting surrounded by rolling countryside.

The village benefits from convenient transport links both north and south of the Border, with easy access to Newcastle and Edinburgh via the A68. It also falls within the Jedburgh school catchment area.

Jedburgh itself, often referred to as the “Jewel of the Borders,” offers a wide range of amenities including independent shops, restaurants, a fitness centre, a Community & Arts Centre, and a modern school campus providing education from nursery through to secondary level. Among its notable attractions is the historic Jedburgh Abbey, founded in 1138, where the Visitor Centre brings the Abbey’s dramatic history to life. The town also has strong historical ties to Mary, Queen of Scots, who visited in 1556.

DESCRIPTION

Oregon Cottage is a beautiful home set within a peaceful and picturesque location just five miles south of Jedburgh. The cottage offers easily maintained garden grounds which extend to a tranquil woodland backdrop, creating a private and sheltered setting. Built circa 1993, Oregon Cottage offers well-proportioned accommodation extending to approximately 120m².

Upon entering, a welcoming vestibule leads into the central hallway, connecting the principal reception rooms. The sitting room is a bright triple-aspect space with French doors opening onto the rear garden and a feature fireplace forming an attractive focal point. The dining room provides formal entertaining space, while the versatile family room to the rear can serve as a snug, home office or additional reception room.



The modern kitchen is fitted with contemporary wall and base units and flows naturally into the dining room, creating a sociable space ideal for both everyday living and entertaining. From the kitchen, there is access to a separate utility room with shower facilities and external rear access. A ground floor WC completes the layout on the ground floor.

Upstairs are three well-proportioned double bedrooms, each with fitted storage, served by a well-appointed family bathroom comprising bath with shower attachment, wash hand basin and WC.

ACCOMMODATION

Ground Floor:

Entrance vestibule, hallway, sitting room, dining room, kitchen, office/bedroom, shower room & WC.

First Floor:

Landing, three bedrooms & bathroom.

GARDEN

Oregon Cottage benefits from wrap-around garden grounds offering privacy and a peaceful setting with a pleasant woodland backdrop.

To the front, the area is chipped to provide ample off-road parking, offering practicality and ease of maintenance while accommodating multiple vehicles.

The garden to the rear of the property features a timber detached garage and a decking area, ideal for outdoor seating and al fresco dining. In addition, there is a small pond, an area of lawn, and a timber summer house, offering a versatile space suitable for storage, a home office, or a relaxing retreat.

This private and tranquil outdoor space also benefits from direct access to woodland walks, perfect for enjoying the surrounding natural beauty and countryside lifestyle. The thoughtfully designed wrap-around layout creates a seamless connection to the house, with convenient access from the main reception areas, enhancing both indoor-outdoor living and entertaining.

GRAZING

Available under separate negotiation: 7.42 acres (3 hectares) of grazing land, benefiting from a stable block which comprises: three loose boxes, dedicated tack room and field shelter.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private Septic Tank	Freehold	Private LPG Gas	Band F	E39	Available	Available

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

TD8 6PN

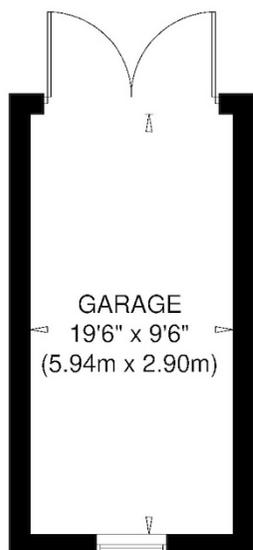
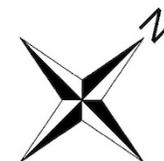
WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: cigar.youngest.inflation

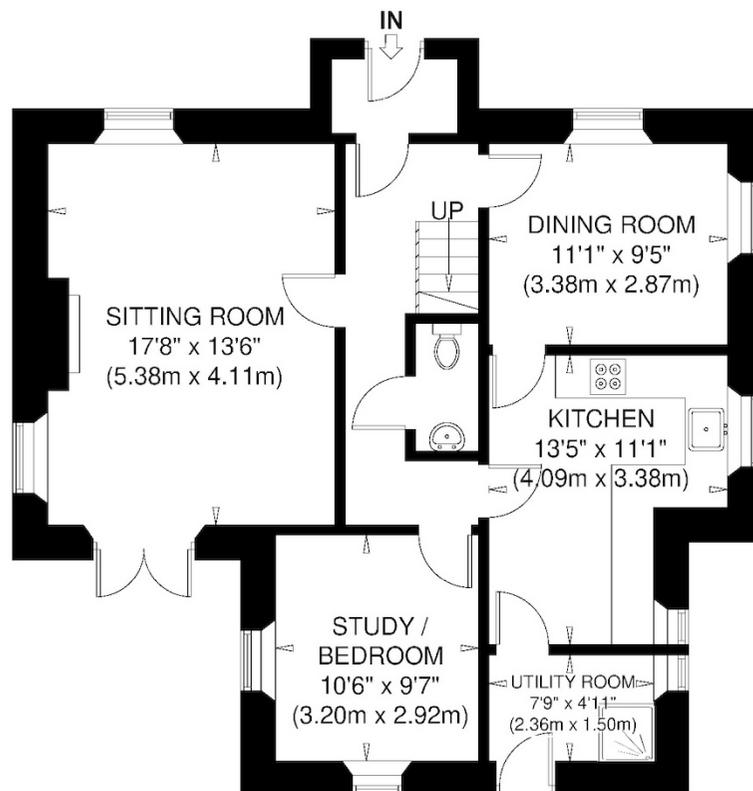
SOLICITORS

TC Young Solicitors
63a George Street
Edinburgh
EH2 2JG

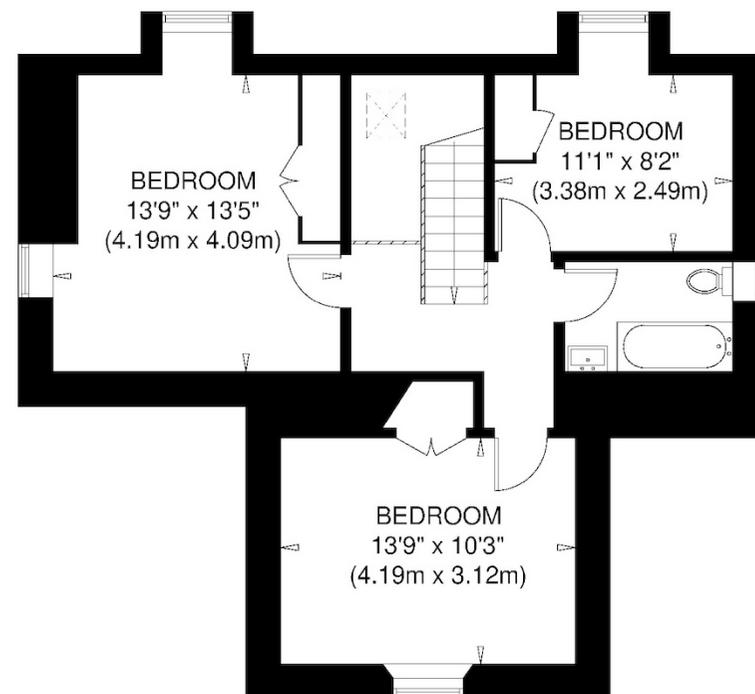




GARAGE
GROSS INTERNAL
FLOOR AREA 17.2 SQ M / 185 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 72.4 SQ M / 779 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 59.4 SQ M / 639 SQ FT

OREGON COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 131.8 SQ M / 1418 SQ FT
GARAGE = 17.2 SQ M / 185 SQ FT
TOTAL = 149 SQ M / 1603 SQ FT

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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LOCAL AUTHORITY

Scottish Borders Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

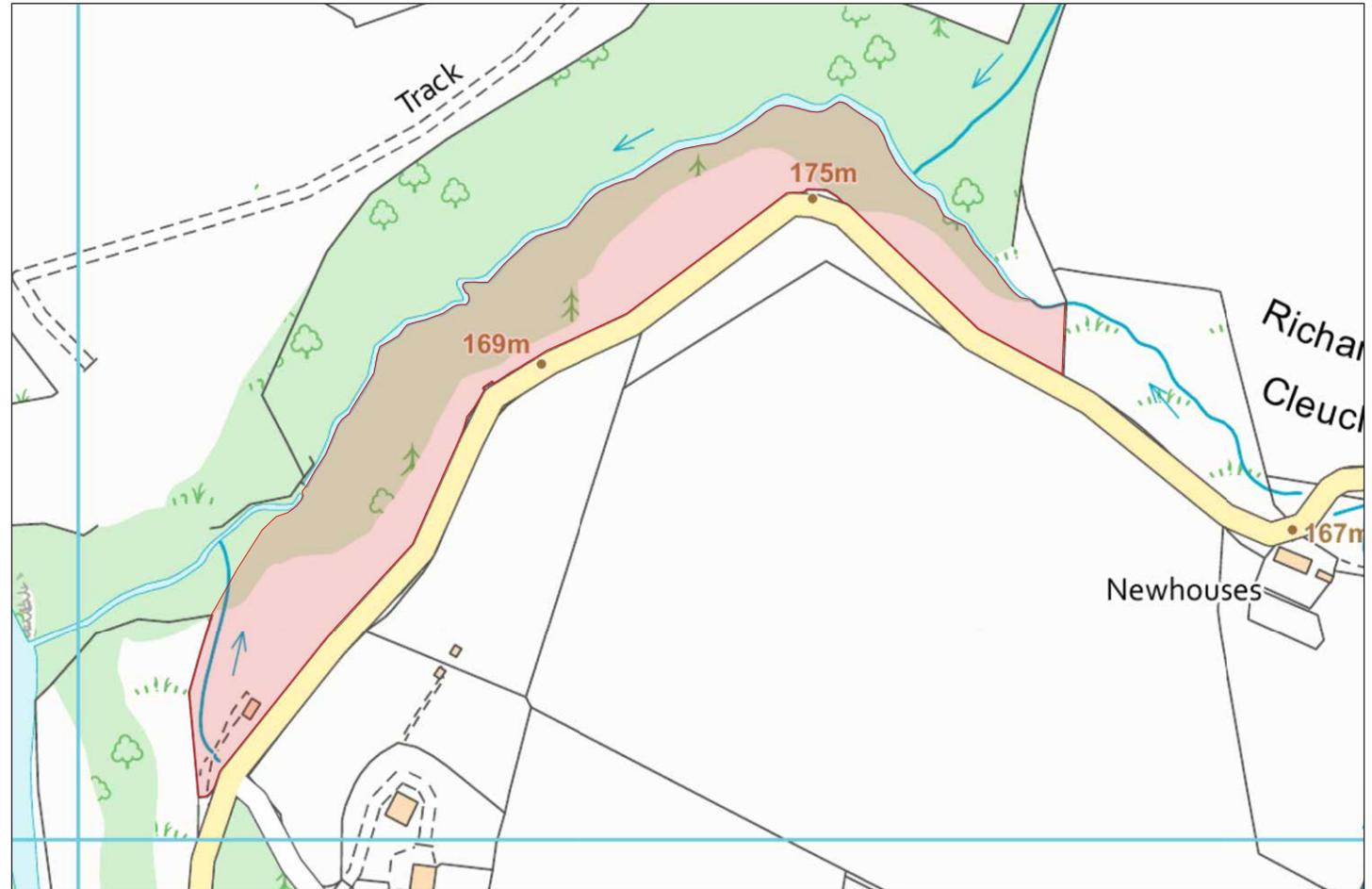
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 07500 794201 Email: alistair.christie@galbraithgroup.com



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation

to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2026



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