



## 2 Oxnam Neuk Farm Cottages

Jedburgh, Scottish Borders, TD8 6RE

**Galbraith**

## A pretty, traditional cottage in a peaceful rural location



Jedburgh 4.4miles   Kelso 11.5 miles   Tweedbank Rail Link 19.5 miles



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Traditional cottage in small rural village on edge of the Cheviot Hills.

Enviably countryside views.

Good access to A68 and the English border.

**Offers Over £135,000**

# Situation and Description

Oxnam village boasts a great sense of community and benefits from a village hall and church plus, the roman road Dere Street passes through.

The village is relatively close to the southbound A68 (4 miles), the Carter Bar and the border with England (9 miles). Historic Jedburgh is the nearest town and provides a good range of independent shops and services plus a small supermarket and primary and secondary level schools.

Larger supermarkets and further services are close by in Kelso. The area is reasonably accessible to both Edinburgh and Newcastle. A regular train service runs between Tweedbank (19.5 miles) and Edinburgh Waverley.

2 Oxnam Neuk Farm Cottages is a charming, traditional mid-terraced cottage located in a picturesque rural location close to the popular town of Jedburgh.

Built around 1890, the two-bedroom cottage with boxroom/office offers the opportunity for the buyer to modernise to their own desire.

The entrance hallway leads to the downstairs bedroom and lounge with kitchen off. The lounge benefits from a stove, offering a layer of warmth and comfort to the room. Stairs from the lounge lead to the first floor with main bedroom boasting open countryside views and eaves storage, boxroom/office and bathroom with shower over bath.

The cottage benefits from double glazing and oil central heating.



# Accommodation and Garden grounds

## Accommodation

Ground Floor: Entrance vestibule, hallway, bedroom, lounge, kitchen.

First Floor: Landing, bedroom, bathroom, boxroom.

Private garden to the front with south-easterly views. The front garden is mainly laid to lawn with an open shared grass area to the rear.

Parking space and timber shed.

# Directions and Access Rights

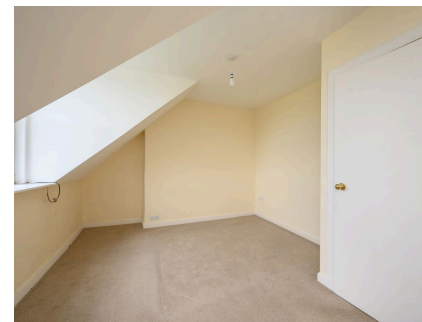
## Directions

In Jedburgh, heading south on the A68, just after the Laidlaw Memorial Pool, take the left turn onto Oxnam Road. Continue out of the town for about 4 miles.

As you enter the village of Oxnam, turn right just before the 20-limit speed sign to Oxnam Green. Follow this road to the top of the hill with 2 Oxnam Neuk on your left.

Access/Third Party Rights of Access/Servitudes etc.

Right of access over cottage number one's front garden to access cottage two.





#### **IMPORTANT NOTES:**

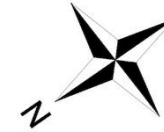
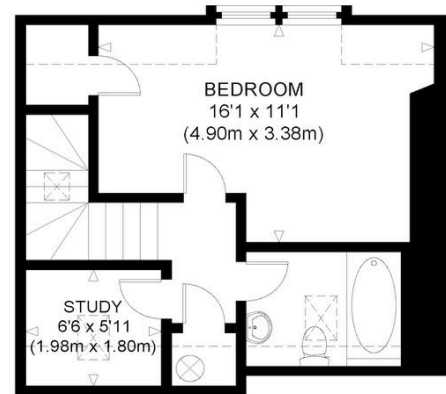
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 13/02/2025.

#### **ANTI MONEY LAUNDERING (AML) REGULATIONS:**

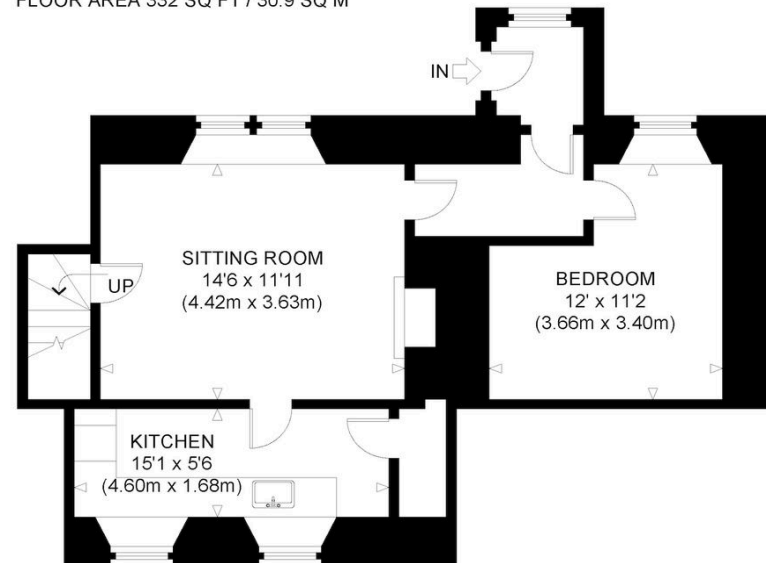
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

# Plans

Total Area: 853 sq.ft.



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 332 SQ FT / 30.9 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 521 SQ FT / 48.5 SQ M

OXNAM NEUK FARM COTTAGES  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 853 SQ FT / 79.3 SQ M

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

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# Viewings

Strictly by appointment with Galbraith Kelso Tel: 01573224244 Email: kelso@galbraithgroup.com



## Listing

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## Tenure

Freehold

## Local Authority

Scottish Borders Council

## Council Tax

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## EPC

E



## Services

### Water

Mains Supply

### Electricity

Mains Supply

### Drainage

Private Supply

### Central Heating

Oil

### Internet

FTTP



## Additional Information

Solicitor: Shepherd and Wedderburn LLP, Edinburgh, 9 Haymarket Square, Edinburgh, EH3 8FY



21, Woodmarket, Kelso, Scottish Borders, TD5 7AT  
T: 01573224244 | E: kelso@galbraithgroup.com

[galbraith.com](http://galbraith.com)

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