



**MICAWBER COTTAGE**

7 OXNAM MAINS, JEDBURGH, SCOTTISH BORDERS



# MICAWBER COTTAGE

## 7 OXNAM MAINS

### JEDBURGH, SCOTTISH BORDERS

Charming cottage in a rural village.

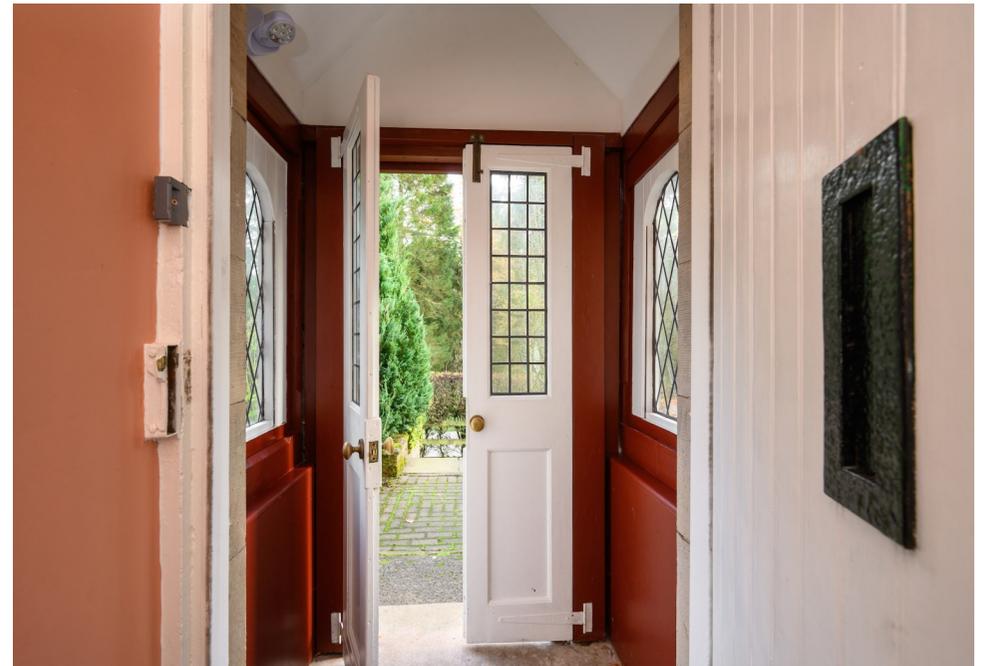
Jedburgh 4.4 miles ■ Kelso 11.5 miles  
Edinburgh City by-pass 46 miles ■ Newcastle 49 miles

- Sitting room, dining kitchen, 3 bedrooms.
- Small rural village on the edge of the Cheviot Hills.
- Good access to the A68 and border of England.
- Pretty, traditional village cottage.
- Thoughtfully modernised and extended accommodation.
- Useful range of outbuildings.
- Landscaped garden

## Galbraith

Scottish Borders  
01573 224244  
kelso@galbraithgroup.com

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## GENERAL

Micawber is set within the linear rural village of Oxnam. The small, rural village boasts a great sense of community and benefits from a village hall and kirk, 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.

## DESCRIPTION

Micawber is a charming semi-detached cottage built about 100 years ago. The cottage was once occupied by a keen wood worker and as a result there is a lovely timber finish around the front door and the summer house.

The cottage was extended in 2015 and now includes fantastic and spacious dining kitchen fitted with a stylish range of floor and wall based units. Further improvements include replacing the windows and upgrading the accommodation throughout. The bathroom has also been transformed and fitted with elegant modern units. French doors have been installed to the sitting room giving access to a quiet and sheltered paved terrace at the back of the house.

In recent years Micawber has been used as a successful holiday let.

## ACCOMMODATION

Ground Floor:

Sitting room, dining kitchen, bedroom 3.

First Floor:

2 double bedrooms, family bathroom.

## GARDEN AND GROUNDS

Micawber Cottage sits within attractive garden grounds which include lawn and borders. At the back of the house is an excellent sheltered paved terrace, ideal for al fresco dining.

There are a number of useful outbuildings within the grounds at Micawber. These include an insulated and heated store room, summer house, wood store and coal store.

There is a single car timber garage with the cottage and the driveway leading to the garage has space for 2 cars in tandem.



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Rateable Value	EPC	Broadband
Freenhold	Main	Main	Community	Electric	£3,300 p.a.	E44	Copper to the building by Plusnet.

\* An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## 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 Micawber is about 160m from the 20mph zone on the north side of the road.

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/noon.Trump.cubs](https://w3w.co/noon.Trump.cubs)

## POST CODE

TD8 6LZ

## VIEWINGS

Strictly by appointment with the selling agents.

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

## SOLICITORS

StR.

## 2017 ANTI-MONEY LAUNDERING REGULATIONS

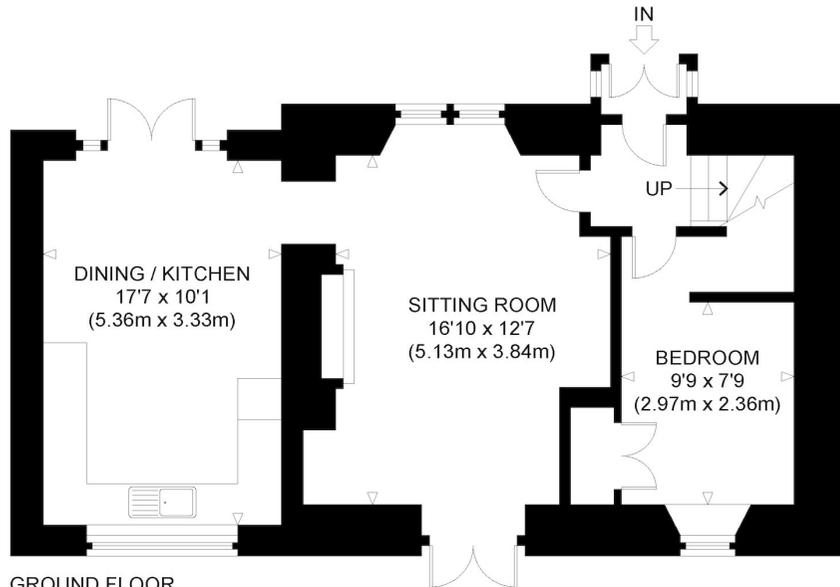
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider "First AML" will contact the purchaser to 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.





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 373 SQ FT / 34.7 SQ M



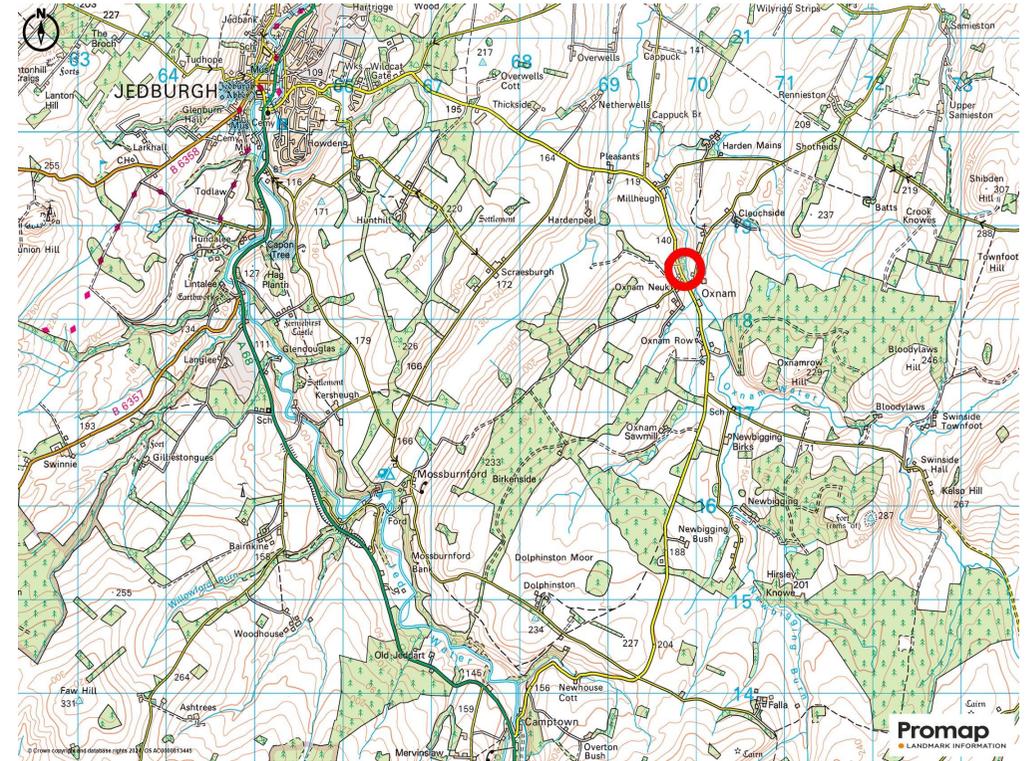
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 623 SQ FT / 57.9 SQ M

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 996 SQ FT / 92.6 SQ M

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

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**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 solicitors 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 Solicitor, 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 agents 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 November 2024.



**Galbraith**