



BANNERMANBURKE

PROPERTIES LIMITED



28 Lothian Road, Jedburgh, TD8 6LA

Offers In The Region Of £120,000



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■ HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ THREE DOUBLE BEDROOMS ■ BATHROOM ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ FRONT AND REAR GARDENS ■ GOOD STORAGE ■ EPC RATING D

We are pleased to bring to market this three bedroom semi detached family home with front and rear gardens in a popular residential area of town. The property would benefit from a degree of cosmetic upgrading allowing any purchaser to put their own stamp on it. Benefits from gas central heating and double glazing and would make an ideal family starter home or downsize opportunity. Ample on street parking is available.

The Town

The pretty market town of Jedburgh is located on the A68 just 10 miles north of the border with England and just an hours drive to Scotland's vibrant capital, Edinburgh. Jedburgh is one of the principal towns of the Scottish Borders and the A68 provides easy access to many of the major towns and employers within the region. The town has a good variety of shops and restaurants as well as leisure facilities in the form of a swimming pool and golf course. There is also both primary and secondary schools. The historic Abbey and Castle Jail are welcomed tourist attractions.

Travel

Edinburgh 48 miles, Hawick 11 miles, Kelso 11 miles, Galashiels 17 miles

Situated on the A68 which provides a through-route north to Edinburgh and south to Newcastle. Rail links are available at Edinburgh, Newcastle and Berwick-Upon-Tweed. The nearest International airports are located in Edinburgh and Newcastle.

The Property

A paved pathway and steps lead up to a timber and glazed door allowing access to the property. A large glazed panel to the side of the front door allows good natural light into the hallway which provides access to the downstairs bedroom, sitting room, family bathroom and stairs to the upper level where a further 2 bedrooms are located. A very large cupboard in the hallway offers excellent

storage and an understairs cupboard offers further storage and houses the electric switch gear and gas meter. The sitting room is to the rear of the property with large double glazed window looking out over the rear garden and filling the room with natural light. This is a good size room with ample space for furniture. Decorated in neutral tones with carpet to floor, attractive ceiling light fitting and central heating radiator. The main focal point of the room is the timber fire surround with tile to back and hearth and gas fire inset. A glazed display cabinet is a lovely feature. Access to the kitchen is from here. The dining kitchen is also to the rear with double aspect windows to the side and rear of the property. A timber door allows access to the side of the property. With ample space for dining furniture, the kitchen is well equipped with a good range of floor and wall mounted timber units with marble effect worksurfaces and tile to splashback areas. Stainless steel sink and drainer with mixer tap over. Space and plumbing for a washing machine. Space for free standing cooker with cooker hood above. Space for freestanding fridge freezer and integrated wine rack. Tiled flooring, ceiling light fitting and central heating radiator.

A downstairs bedroom is located to the front with double glazed window to the side of the property, decorated in neutral tones with carpet to floor, ceiling light, central heating radiator and smoke alarm. This room is versatile in use and would make an ideal dining room, play room or home office. The family bathroom is also located to front and comprises of a 4 piece suite of bath, shower enclosure with Mira shower inset, WC and wash hand basin. Decorated in white with tile to bathing areas, this is a lovely bright room with opaque double glazed window to the front. A carpeted staircase leads to the upper level. A cupboard at the top of the stairs offers additional storage and an access hatch leads to the attic space. Both bedrooms on this level are spacious and are decorated in neutral tones with carpet to floor with ceiling light fittings and central heating radiators and offer good range of built in wardrobes with hanging and shelving.

Room Sizes

Sitting Room 4.15 x 4.20

Dining Kitchen 4.0 x 3.10

Bathroom 1.70 x 2.63

Bedroom 3.43 x 3.05

Bedroom 4.20 x 3.15

Bedroom 3.22 x 3.05

Externally

To the front is an area laid to lawn along with shrubbed beds and a pathway to the front door. The pathway leads around the side of the property to the rear where there is a large patio, clothes drying facilities and bounded by fencing.

Directions

From the Oxnam Road, take a right into Blair Avenue and continue forward. Take a left on to Lothian Road and the property lies on the right hand side, just after the parking bay.

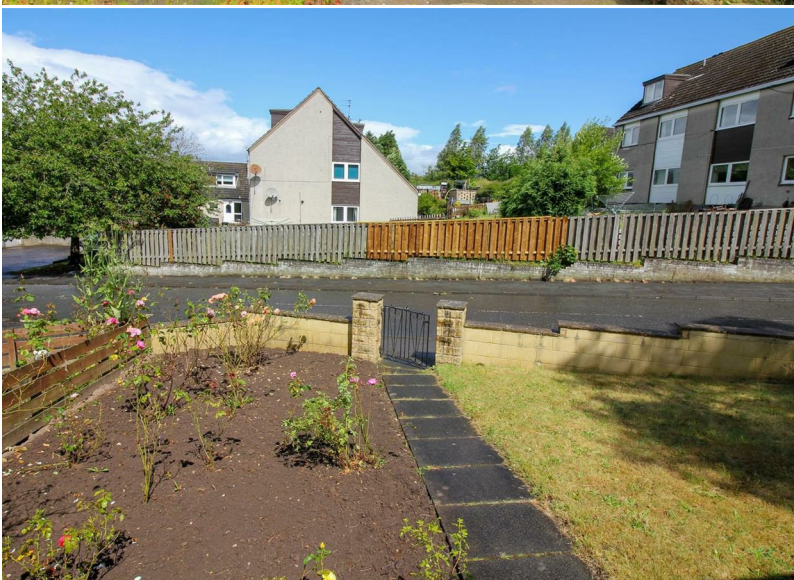
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings and light fittings included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

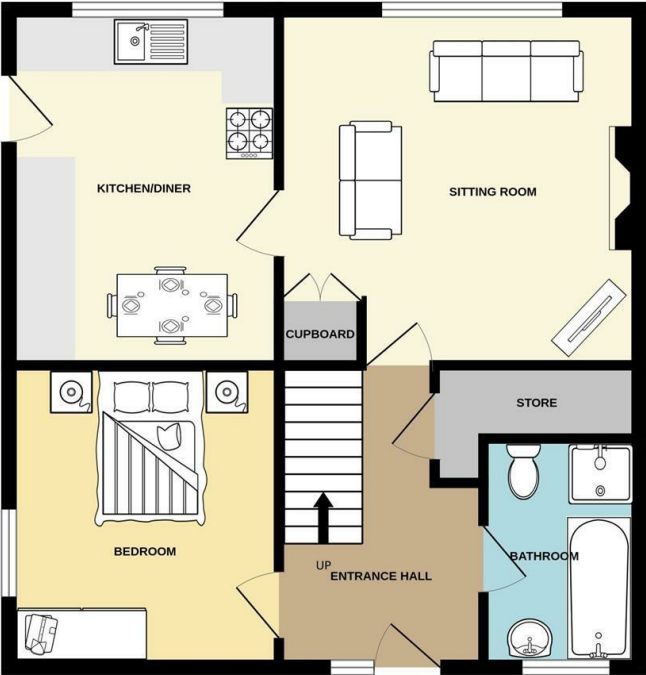
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	79
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	54	74
Scotland	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



28 LOTHIAN ROAD, JEDBURGH

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