

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



32 Grieve Avenue,
Jedburgh, TD8 6LB

OIRO £79,995



* UNDER HOME REPORT VALUE * Well-presented throughout, 32 Grieve Avenue presents a wonderful opportunity to the first time buyer, family, or those looking for a home that they can really add their own stamp to. The three-bedroom first and upper maisonette could benefit from a degree of upgrading throughout, but offers generous internal accommodation as well as a well-maintained, private terraced garden to the rear. Viewings are considered essential to fully appreciate this property.



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First and Upper Floor Maisonnette

First Floor:

- Entrance hallway with two walk-in cupboards
- Living room with built in storage cupboard
- Dining kitchen
- Family bathroom
- Double bedroom with built-in cupboard

Second Floor:

- Two double bedrooms, both with built-in cupboards

Additional Accommodation and Benefits:

- Large private garden to the rear
- Gas central heating
- Double glazing throughout



Location:

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

Description:

Internally, 32 Grieve Avenue comprises an entrance hallway with two walk-in cupboards, lounge, dining kitchen, family bathroom and double bedroom on the first floor with a further two double bedrooms on the second floor – all of which benefit from fantastic built-in storage facilities. Externally, the garden is laid mostly with patio, lawn and stone chips, with a designated drying area, however the space could be developed further if the buyer so wished. Additionally, the property offers an abundance of on-street parking facilities within Grieve Avenue as well as within the surrounding areas. Overall, 32 Grieve Avenue is a brilliant addition to the market and ideally lends itself to those with an eye for potential.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains gas, electricity, water and drainage.

EPC:

D

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

Home Report Value:

£85,000.00

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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32 Grieve Avenue

Approximate Gross Internal Area = 91.3 sq m / 983 sq ft
(Excluding Crawl Space)

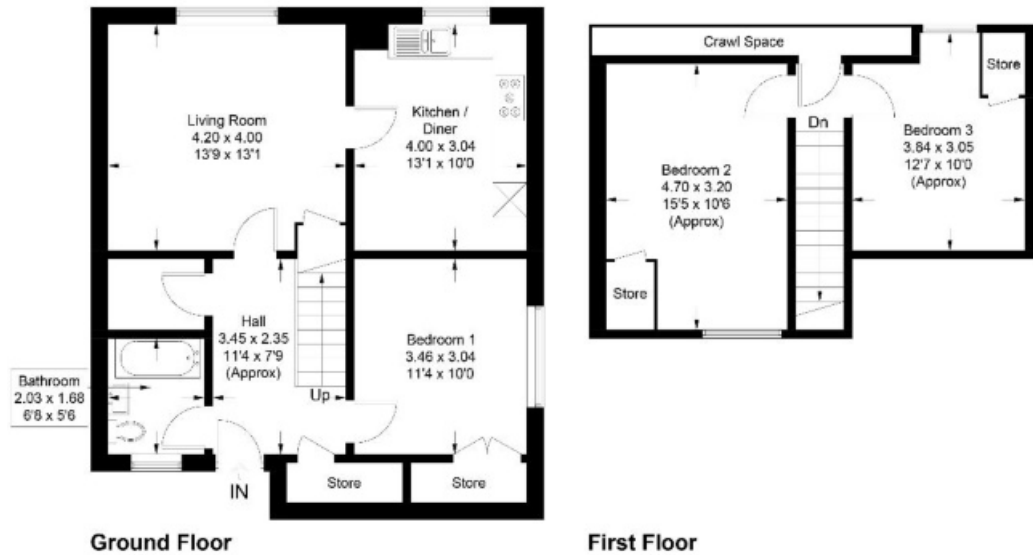


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk/sketch.com © (ID1025557)

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.