

Jedburgh

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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46 Howdenburn Court, Jedburgh, TD8 6PX

Offers Over £145,000



Recently having undergone a partial renovation, 46 Howdenburn Court is a very well positioned four bedroom, mid-terraced home brought to the market in move in condition. Located within close proximity to the new Intergenerational Campus as well as a short commute from the town centre and all local amenities, this would be the ideal home for the first time buyer, family, or those looking to move to the area. Viewings are considered essential to fully appreciate.



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Court,**
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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:

Constructed in 1975 and extending to an approximate 100sqm, 46 Howdenburn Court is decorated in neutral tones throughout and benefitting from an abundance of internal storage, offering an entrance hallway, lounge, modern dining kitchen and a new utility/WC on the ground elevation. Moving to the upper floor, the current owners have reconfigured the internal layout to provide four bedrooms and family bathroom, which now offers a wonderful versatility to those with larger families or those in need of a working-from-home space. Externally, 46 Howdenburn Court enjoys well maintained gardens to the front and rear, with the rear having been landscaped in a most inviting manner, offering a mix of patio, decking and artificial lawn.

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:

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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:

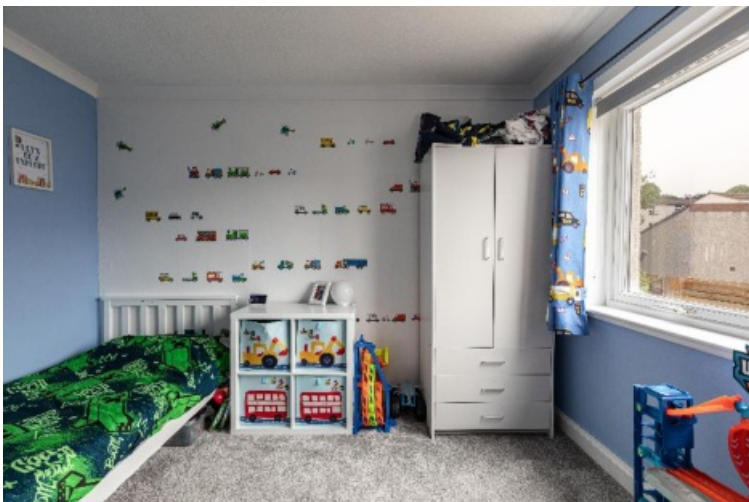
£145,000.00

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.



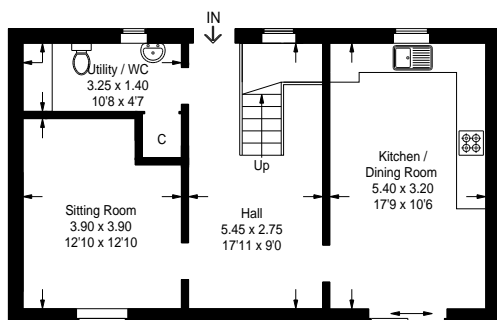
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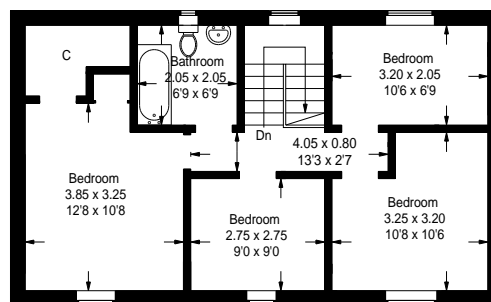


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Approximate Gross Internal Area = 103.9 sq m / 1118 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1083402)

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38 High Street,
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Phone: 01835 863202
Fax: 01835 864016
Email: jedburgh@cullenkilshaw.com

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

Also At:
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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.