

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Stonehill Place, Jedburgh, TD8 6HL

OIRO £145,000



Set in a sought after, established residential area of Jedburgh, 1 Stonehill Place is brought to the market in move in condition. Decorated in neutral tones throughout, the three bedroom, semi-detached home enjoys spacious, bright accommodation throughout as well as elevated views over the town and surrounding countryside. Ideally suited to the first time buyer, family or those looking to really add their own stamp to their long-term home, viewings are considered essential to fully appreciate.



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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:

Extending to a comfortable 94sqm, 1 Stonehill Place was constructed in the 1950's and offers not only wonderful internal accommodation, but fantastic private garden grounds over three aspects. The property internally comprises an entrance hallway, lounge with bay window, modern kitchen and a highly versatile dining room / bedroom on the ground elevation, while the upper level offers a further two double bedrooms, family bathroom and an abundance of storage. The dining room / bedroom three also currently hosts a shower cubicle, due to the needs of the previous proprietor; however this can be removed by the new buyer.

Externally 1 Stonehill Place is graced with garden grounds to the front side and rear that have been well maintained and are mostly laid to lawn. Additionally, the dwelling offers off-street parking facilities within the private driveway and within the timber framed single garage.

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:

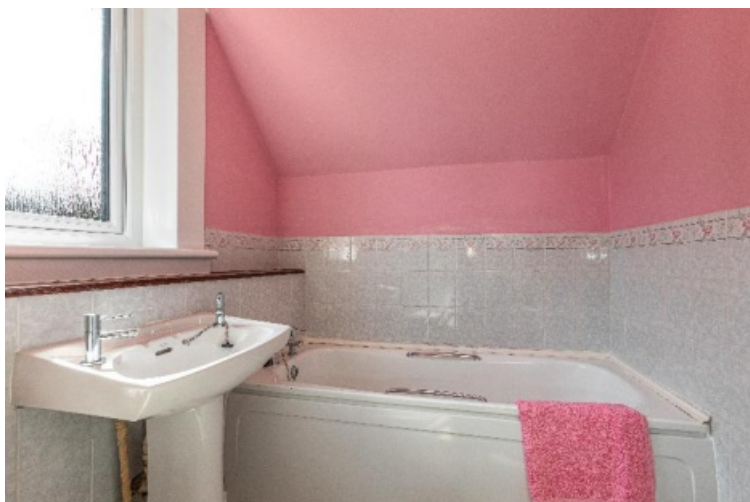
£145,000.00

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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Approximate Gross Internal Area = 94.9 sq m / 1021 sq ft

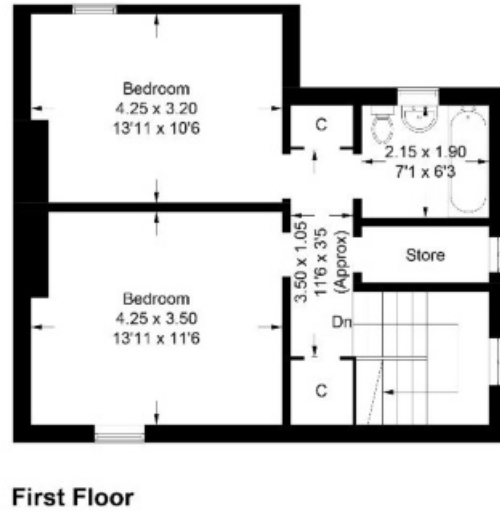
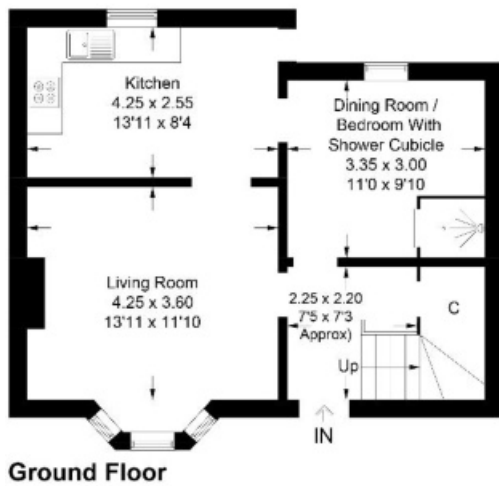


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketech.com © (ID1110532)

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Email: jedburgh@cullenkilshaw.com

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.