

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 49 Howdenburn Court, Jedburgh, TD8 6PX

**OIRO £130,000**



Fully refurbished throughout, 49 Howdenburn Court brings a truly exciting, turnkey opportunity to the new buyer. Situated within a well-established, sought after residential area, within close proximity to Jedburgh Intergenerational Campus, the two-bedroom terraced home would be ideal for the first time buyer or small family. Landscaped with low maintenance in mind and decorated in neutral tones throughout, viewings are considered essential to fully appreciate.



# 49 Howdenburn Court,

Jedburgh, TD8 6PX

OIRO £130,000



**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:**

Renovated to a high standard, now adorning modern fixtures and fittings throughout, 49 Howdenburn Court extends to an approximate 82sqm. Internally comprising an entrance hallway, lounge and dining kitchen on the ground floor, as well as two well-proportioned double bedrooms and family bathroom on the first floor, the terraced home enjoys comfortably sized accommodation. Externally, the private garden grounds have been landscaped to offer ease of maintenance to the new buyer - mostly laid with stone chips and patio - but could be further developed should a buyer so wish.

**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:**

£130,000.00

**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 Floor Area: 81.9 m<sup>2</sup> ... 881 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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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
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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.