

Jedburgh

Call 01835 863202



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



58 Howden Drive,

Jedburgh, TD8 6JZ



Welcome to 58 Howden Drive, Jedburgh. This spacious property is in need of a degree of renovation and modernisation throughout, but it is presented in a move-in condition and is situated within a highly sought after residential area of the town. Close to all local amenities and education facilities, the home features electric central heating and offers generous accommodation throughout. Viewings are considered essential.



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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:

Taking a look at the internal layout of accommodation, you'll find a comfortable lounge and a dining kitchen, perfect for family gatherings, on the ground floor. The first floor then boasts three double bedrooms and a family shower room, providing ample space for relaxation. Additionally, fantastic storage options are available throughout the property, within all bedrooms as well as the upper hallway.

Outside, you'll enjoy private gardens to the front and rear, featuring a mix of patio and planted beds, all fully enclosed for added privacy. Parking is conveniently available on the street and at the rear of the property. This home presents a great opportunity for those looking to create their dream living space in a sought after family location.

Fixtures and Fittings:

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

Services:

Mains 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:

£135,000.00

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 = 90.9 sq m / 978 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1171721)

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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.