

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**34 Howden Road,**  
Jedburgh, TD8 6JR



Located within an elevated position, a stones throw away from Allerley Well Park, this beautifully presented semi-detached storey-and-a-half bungalow offers three spacious double bedrooms and modern, high-quality finishes throughout. 34 Howden Road is in turnkey condition, making it ready for immediate move-in, perfect for those looking for a home that offers both style and convenience.



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Jedburgh, TD8 6JR



**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:**

Set within a highly desirable residential area of Jedburgh, this property is ideally positioned close to all essential amenities and well-regarded schooling facilities, making it a fantastic option for families. Internally, the home features mostly neutral décor, providing a light and airy atmosphere that complements any style. The spacious living areas, combined with the high-end fittings and well-maintained features, ensure this bungalow offers both practicality and charm in abundance.

Externally, 34 Howden Road benefits from private gardens at the front, side, and rear which are enclosed and bounded by 5ft timber fencing, that offer a peaceful outdoor space for relaxation, while on-street parking offers added convenience. Viewings are considered essential to fully appreciate.

**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:**

£140,000.00

**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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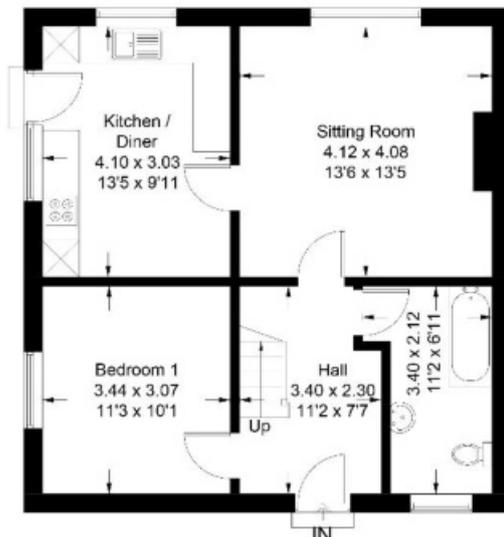
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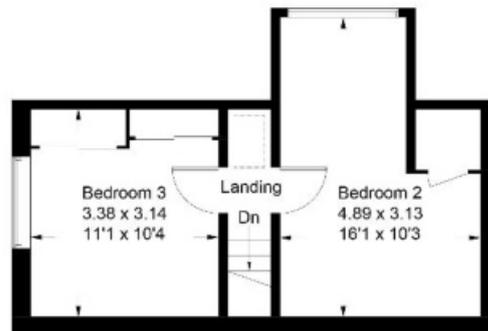


### 34 Howden Road, Jedburgh, TD8 6JR

Approximate Gross Internal Area = 84.0 sq m / 904 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1178690)

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Jedburgh, TD8 6DQ  
Phone: 01835 863202  
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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:

|             |                       |
|-------------|-----------------------|
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| 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     |
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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.