

Jedburgh

Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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93 Howdenburn Court, Jedburgh, TD8 6PY



Set within a quiet residential area, 93 Howdenburn Court offers a very well-proportioned three-bedroom, semi-detached home to the market. Enjoying a peaceful setting while being conveniently close to the new Intergenerational Campus, local travel links, and just a short walk from essential amenities, viewings are considered essential to fully appreciate.



**93 Howdenburn
Court,**

Jedburgh, TD8 6PY



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.

Description:

Extending to an impressive 96sqm and laid out across two levels, 93 Howdenburn Court graces the new buyer with a well thought out and flexible floor plan. On the ground floor, you'll find an inviting entrance hallway, spacious lounge, dining kitchen, a WC, and a handy porch to the rear, while the first floor features three well-proportioned bedrooms, a study, and well-appointed family bathroom. While the home is presented in move-in condition, it presents an excellent opportunity for some light upgrading throughout, allowing you to make it your own and would therefore be the ideal choice for first-time buyers, families, or anyone looking to settle in this desirable area of Jedburgh.

Externally, the property benefits from easily maintainable gardens to the front, side, and rear, offering a great opportunity for outdoor enjoyment without strenuous upkeep, with the further benefit of an abundance of parking available within the cul-de-sac.

Fixtures and Fittings:

The sale shall include all carpets, floorcoverings, kitchen fittings, bathroom fittings, and light fittings. It should also be noted that the seller is amenable to include all furnishing if requested by the purchaser.

Services:

Mains gas, electricity, water and drainage.

EPC:

C

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. 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 = 97.4 sq m / 1048 sq ft

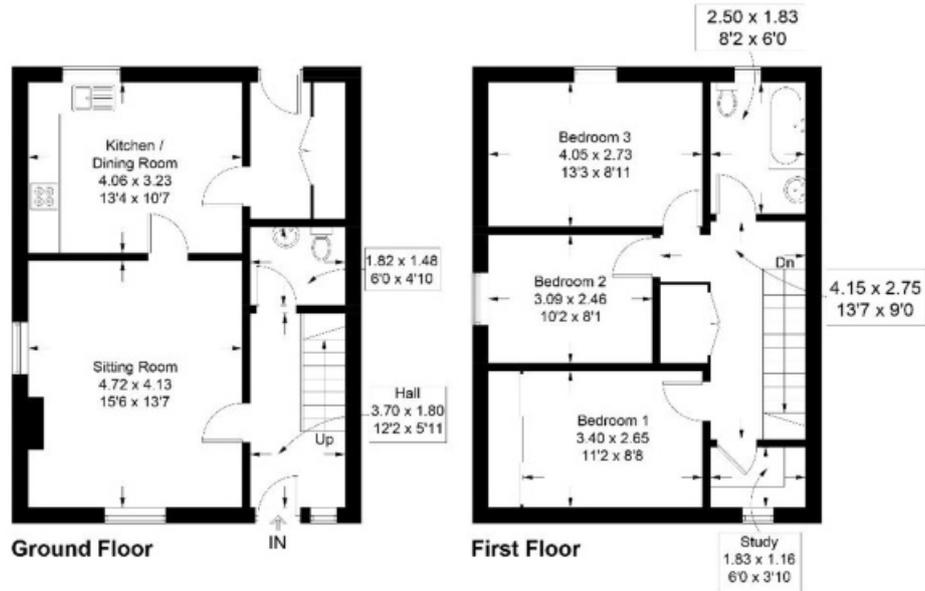


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1180805)

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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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Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
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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.