

**Jedburgh**

Call 01835 863202

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**36 Howden Drive,**  
Jedburgh, TD8 6JZ



Presented to the market in stunning, turnkey condition, 36 Howden Drive offers a beautifully modernised three-bedroom family home, perfectly suited to a range of buyers. Situated in a well-regarded residential area of Jedburgh, the property extends to a generous 89 sqm and is complemented by meticulously maintained gardens to both the front and rear.



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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:**

The internal accommodation is thoughtfully laid out and comprises an entrance porch, a bright and welcoming lounge, and a high-quality, modern dining kitchen on the ground floor. Upstairs, you'll find three well-proportioned bedrooms, a contemporary family bathroom, and an abundance of storage space—ideal for comfortable family living.

Externally, the front garden is predominantly laid to lawn, while the rear garden features a spacious patio area, perfect for entertaining. A timber-built outhouse offers additional flexibility, whether for storage, a workshop, or a home office. Parking is available on-street to the front and in a small communal car park to the rear. Early viewing is highly recommended to fully appreciate the quality and appeal of this fantastic home.

**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:**

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:**

£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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### 36 Howden Drive, Jedburgh, TD8 6JZ

Approximate Gross Internal Area = 88.8 sq m / 956 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1193791)

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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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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.