

Jedburgh

Call 01835 863202



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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37 Howdenburn Court, Jedburgh, TD8 6NP

Guide Price £125,000



Positioned in a desirable residential area, this well-presented end-terraced home offers an excellent opportunity for first-time buyers, small families, or investors seeking a move-in-ready property with minimal renovation required. Extending to approximately 81 sqm, this two-bedroom home exudes a warm and welcoming atmosphere, with tasteful décor in earthy tones throughout. Conveniently located within walking distance of local amenities and reputable schooling, the property also enjoys easy access to the wider town and surrounding areas.



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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 ground floor comprises a bright entrance hallway, a comfortable lounge, a generously sized dining kitchen, and a large storage cupboard. Upstairs, you'll find two spacious double bedrooms, a modern family bathroom, and additional storage.

Externally, the property benefits from low-maintenance front gardens, thoughtfully laid with patio and decorative stone chips. Ample on-street parking is readily available. Early viewing is highly recommended to fully appreciate the location, layout, and potential this fantastic home has to offer.

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:

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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:

£125,000.00

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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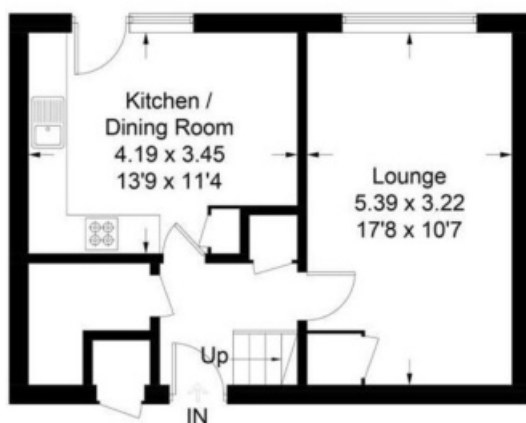
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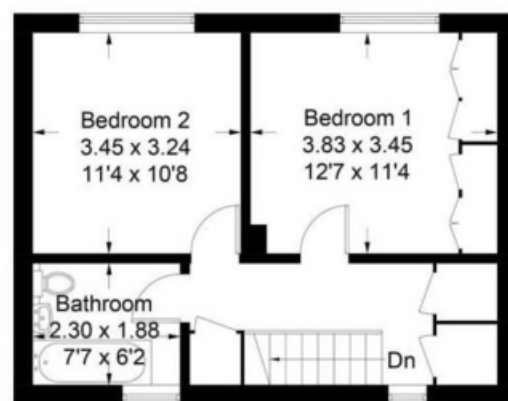


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Approximate Gross Internal Area = 81.8 sq m / 880 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID338632)

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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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Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
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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.