

Jedburgh
Call 01835 863202

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS
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**29 Howden Crescent,
Jedburgh, TD8 6JY**



Welcome to 29 Howden Crescent, a delightful semi-detached three-bedroom house located in a quiet residential area of Jedburgh. Perfect for first-time buyers, families, or those looking to downsize, this well-presented home is in move-in condition and offers a modern, spacious layout.

The ground floor features a welcoming entrance hall that leads into a bright and comfortable living room, with plenty of space for relaxing or entertaining. The kitchen is functional and well-equipped, providing a great space for cooking and dining. Upstairs, you'll find three generously-sized bedrooms, all filled with natural light, and a modern shower room that adds convenience to family living.

Externally, the property boasts easily maintainable gardens to the front, side, and rear. The rear garden is designed for minimal upkeep, featuring a patio area, stone chips, decking, and artificial grass—ideal for those with a busy lifestyle or anyone who enjoys outdoor space without the maintenance. There is also off-road parking available for added convenience.

With a gross internal floor area of 77m², the property offers comfortable and practical living throughout. The location is ideal, with local schools, amenities, and bus routes just a short walk away.

Whether you're starting your homeownership journey, need space for a growing family, or are looking to downsize, this property offers the ideal opportunity. Early viewing is highly recommended to fully appreciate what this home has to offer.

Lending Restrictions:

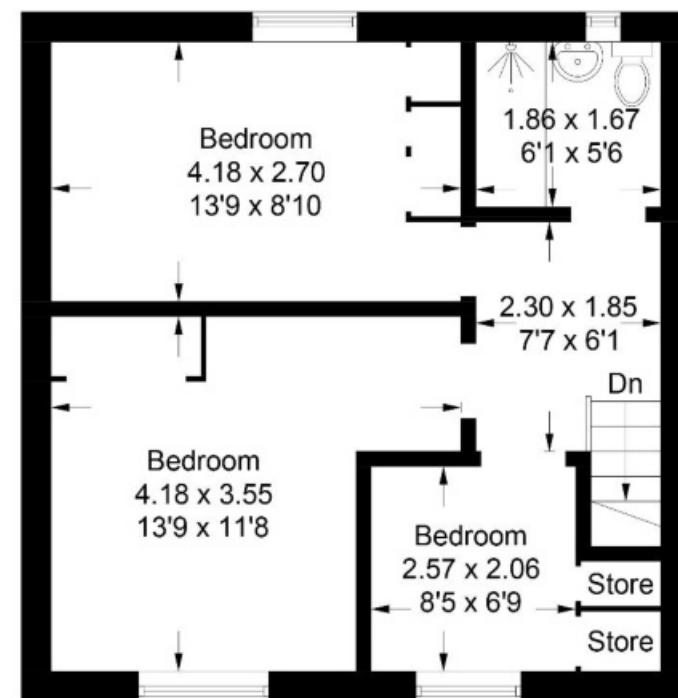
Please note that the wood-cladded exterior may affect certain lending options, so we recommend confirming with your mortgage provider before arranging a viewing.

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Approximate Gross Internal Area = 76.9 sq m / 828 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255796)

Situation

Jedburgh, nestled along the A68, offers excellent connectivity to the main towns and employers of the region, with easy access to major routes north and south. The town is rich in history, home to attractions such as Jedburgh Abbey and Jedburgh Castle Jail, and provides a good range of shops, leisure facilities, and both primary and secondary schooling. Surrounded by the scenic landscapes typical of the Scottish Borders, Jedburgh blends historic charm with everyday convenience.

Home Report Value | EPC

£130,000 | EPC: C

Services

Mains gas, electricity, water and drainage.

Fixtures and Fittings

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

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Jedburgh on 01835 863202.

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.

Interested in this property?

Jedburgh

Call 01835 863202

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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
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Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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.