

**Jedburgh**

Call 01835 863202



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 20 Grieve Avenue

Jedburgh, TD8 6LB



Well-presented throughout, 20 Grieve Avenue presents a wonderful opportunity to the first time buyer, family, or those looking for a low maintenance investment opportunity. The three-bedroom first and upper maisonette offers generous internal accommodation as well as a well-maintained, private garden grounds to the rear. Viewings are considered essential to fully appreciate this property.





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### Description

Internally, 20 Grieve Avenue comprises a spacious entrance hallway, lounge, dining kitchen, family bathroom and double bedroom on the first floor with a further two double bedrooms on the second floor. Externally, the garden is laid mostly to lawn with ample parking facilities being available at street level. The property has an abundance of storage facilities throughout and is presented to the market in move-in condition whilst allowing the opportunity for a purchaser to add their own stamp through time if desired.

### 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.

### Services

Mains gas, electricity, water and drainage.

### Fixtures & Fittings

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

### Viewings & Offers

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

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.

### EPC

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### Home Report Valuation

£90,000

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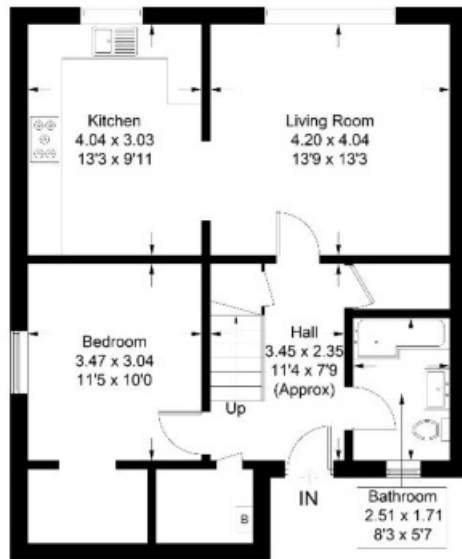




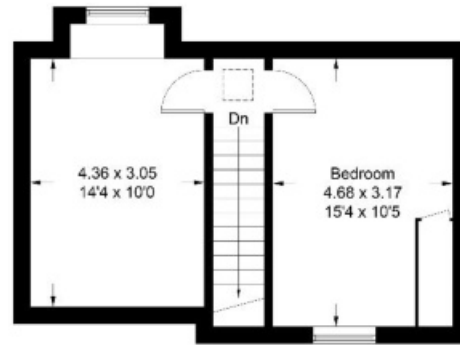


## 20 Grieve Avenue

Approximate Gross Internal Area = 96.1 sq m / 1034 sq ft



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co © (ID1262324)

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38 High Street,  
Jedburgh, TD8 6DQ  
Phone: 01835 863202  
Fax: 01835 864016  
Email: jedburgh@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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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.