



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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6 Malestroit Court, Jedburgh, TD8 6EH

Guide price £285,000



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## 6 Malestroit Court Jedburgh, TD8 6EH

- Immaculately Presented Detached House
- Rarely-Available Location
- Close to Town Centre
- 3 Bedrooms
- Large Plot
- Garage and Generous Driveway
- Excellent Transport Links via A68
- Double Glazing

CLOSING DATE - THURSDAY 2ND MAY AT 12 NOON

We are delighted to offer this well-proportioned family home in a rarely available location a short distance from the centre of the sought-after town of Jedburgh. Offering immaculately presented accommodation over 2 floors, the property benefits from a generous garden, integrated garage and a generous driveway with parking for several cars. The many amenities of the town centre are nearby, and the A68 offers excellent transport links to Edinburgh and Newcastle.

### ACCOMMODATION

- ENTRANCE PORCH - HALL - KITCHEN - DINING ROOM - SITTING ROOM - PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM - TWO FURTHER BEDROOMS - FAMILY BATHROOM - WC -



### Internally

The property is immaculately presented and finished to a high standard throughout. The ground floor has free-flowing living space with interlinked Kitchen, Dining Room and Sitting Room, as well as a downstairs bedroom, while upstairs are two well-proportioned bedrooms with built-in wardrobes, with the Principal Bedroom boasting an ensuite Shower Room.

### Kitchen

The kitchen is fitted with a range of wall and base units overlaid with laminated worktops incorporating a 1.5 bowl stainless steel sink with mixer tap. Integrated appliances include electric oven, hob, stainless steel extractor hood, dishwasher and fridge freezer.





### Bathrooms

The ensuite is fitted with a 3-piece suite comprising wc, pedestal wash hand basin and walk-in shower enclosure with mixer shower.

The Family Bathroom is fitted with a wc, pedestal wash hand basin, panelled bath and separate shower cubicle with mixer shower.

The downstairs WC is fitted with a wc and pedestal wash hand basin.

### Externally

The generous garden is primarily laid to lawn, with a patio, well-stocked beds, mature trees and a well-appointed summerhouse creating a wonderful space for entertaining or relaxing. For the keen gardener, there is a useful greenhouse and timber shed.

The integrated garage benefits from light and power, while the generous gravel driveway offers parking for several cars.

### Location

Jedburgh has a good range of local amenities including a Co-op supermarket, a range of independent retail shops, cafes, bars and restaurants. There is also a swimming pool, play park and many local tourist attractions including Jedburgh Abbey, Jedburgh Castle Jail and Mary Queen of Scots' Visitor Centre. There are regular bus services connecting Jedburgh with the other major Border towns as well as connections southward towards Newcastle.

### Fixtures & Fittings

Fitted floor coverings, blinds and integrated appliances will be included within the sale.

### Services

All mains services, gas central heating and double glazing.

### Home Report

A copy of the Home Report can be downloaded from our website

### Council Tax

Council Tax Band E.

### Viewings

Strictly By Appointment via James Agent.









