



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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www.jamesagent.co.uk



9B High Street, Jedburgh, TD8 6AQ

Guide price £120,000



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FROM ME TO YOU



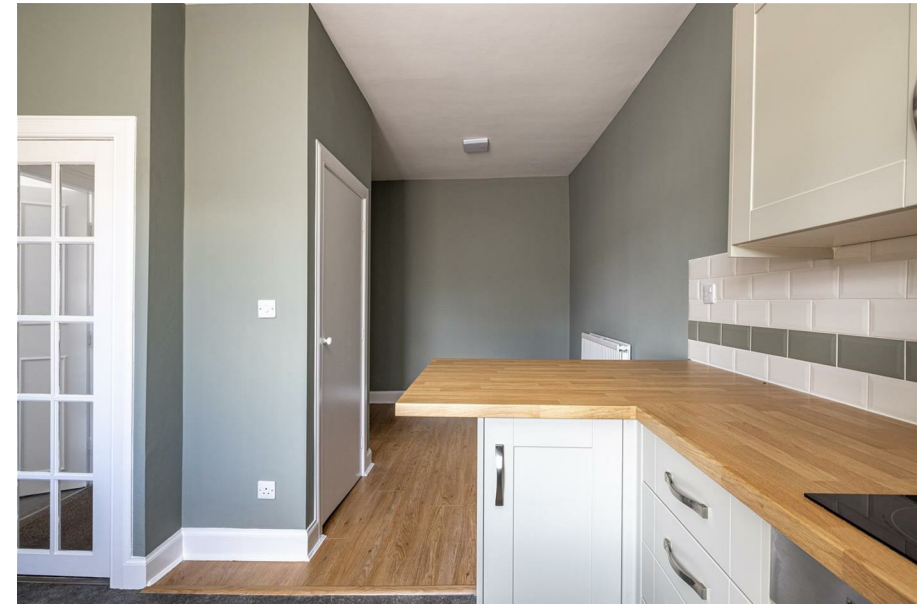
9B High Street Jedburgh, TD8 6AQ

- Traditional Maisonette
- 3 Bedrooms
- Lounge
- Close to Amenities
- Town Centre Location
- Dining Kitchen
- Modern Bathroom
- Excellent Road Links

We are delighted to bring to the market this immaculately presented 3 bedroom upper maisonette set at the heart of the historic town of Jedburgh. A stone's throw from the many amenities of the town, the property has been recently refurbished including new fixtures and fittings, and offers bright, well-proportioned accommodation over two levels with gas central heating.

ACCOMMODATION

- ENTRANCE HALL - LOUNGE - DINING KITCHEN - 3 BEDROOMS - BATHROOM -



Internally

This well-presented property offers three well-proportioned bedrooms, a bright lounge with attractive fireplace, dining kitchen and modern bathroom. The property benefits from gas central heating and has been recently refurbished with new fixtures and fittings, redecoration and floor coverings.

Kitchen

The kitchen has ample space for a table and is fitted with a range of wall and base units with wood effect worktops and a stainless steel sink. There is an integrated electric hob, electric oven and extractor hood, with spaces for a freestanding washing machine and fridge/freezer.

Bathroom

The bathroom is fitted with a modern 3-piece suite including WC, vanity wash hand basin and bath with shower over, as well as a heated towel rail.





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. Partial Double Glazing

Home Report

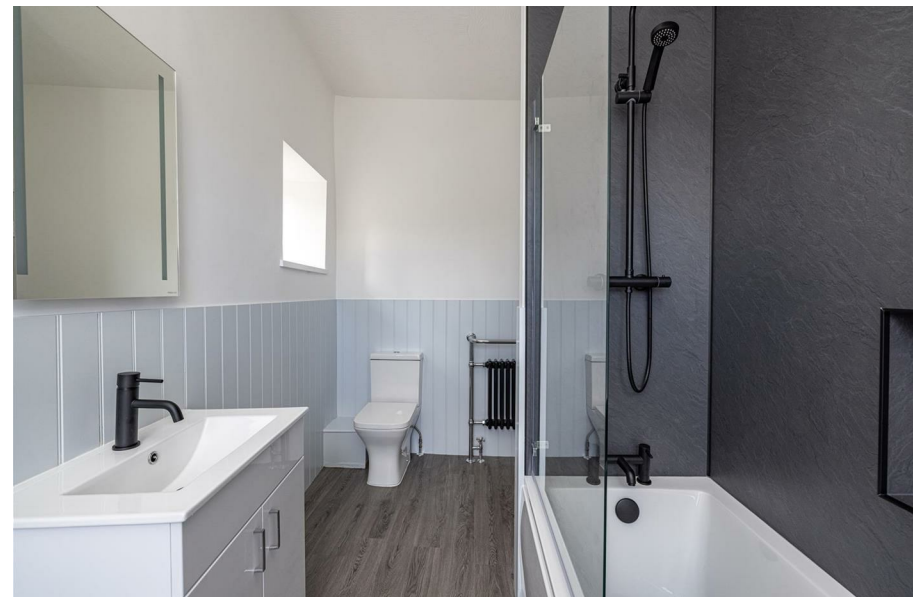
A copy of the Home Report can be downloaded from www.jamesagent.co.uk

Council Tax

Council Tax Band B

Viewings

Strictly By Appointment via James Agent.





HASTINGS

BRIGGSYS

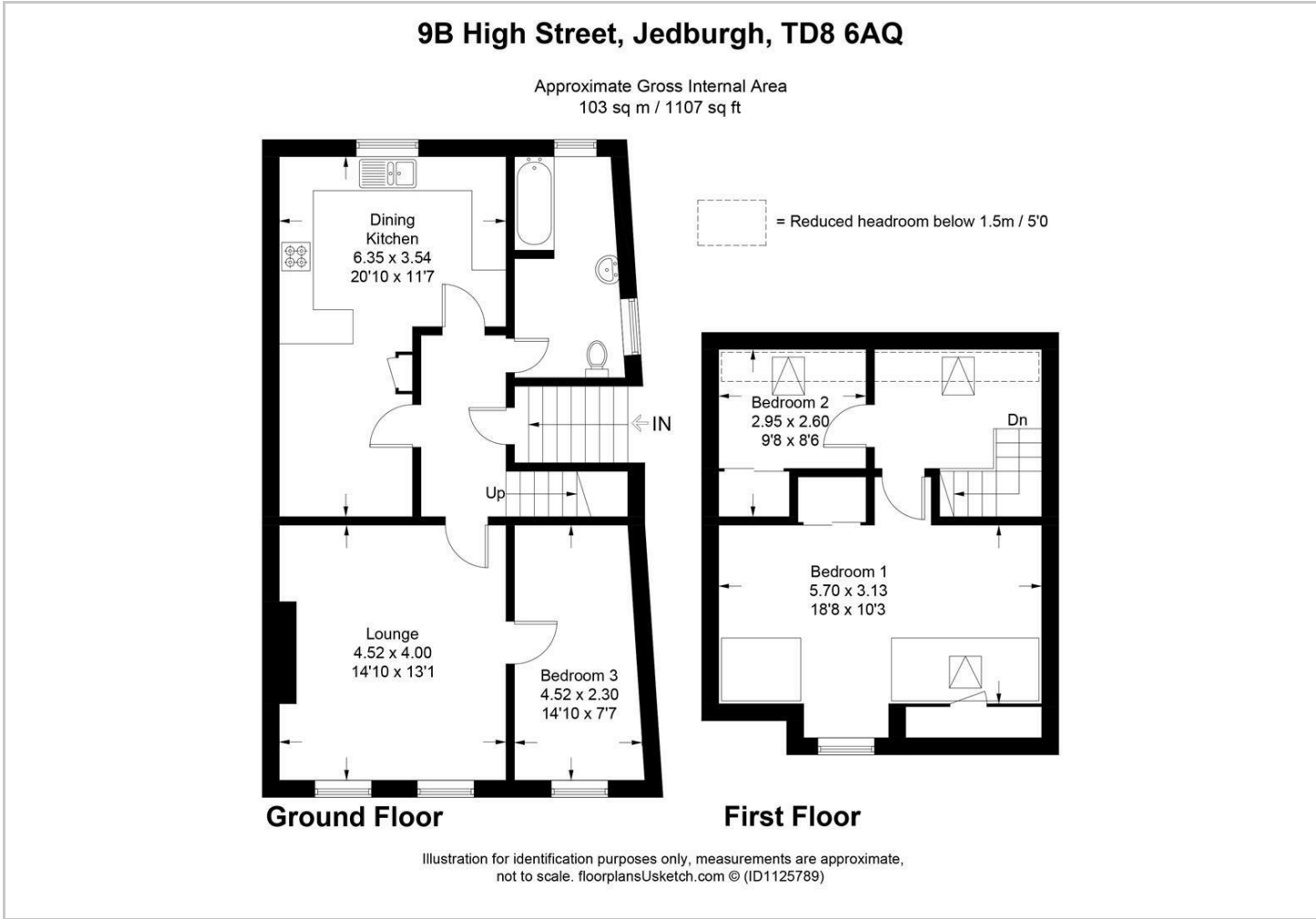
Clear Water DENTAL

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THISTLE + TWEED
www.thistleandtweed.com



Floor Plans



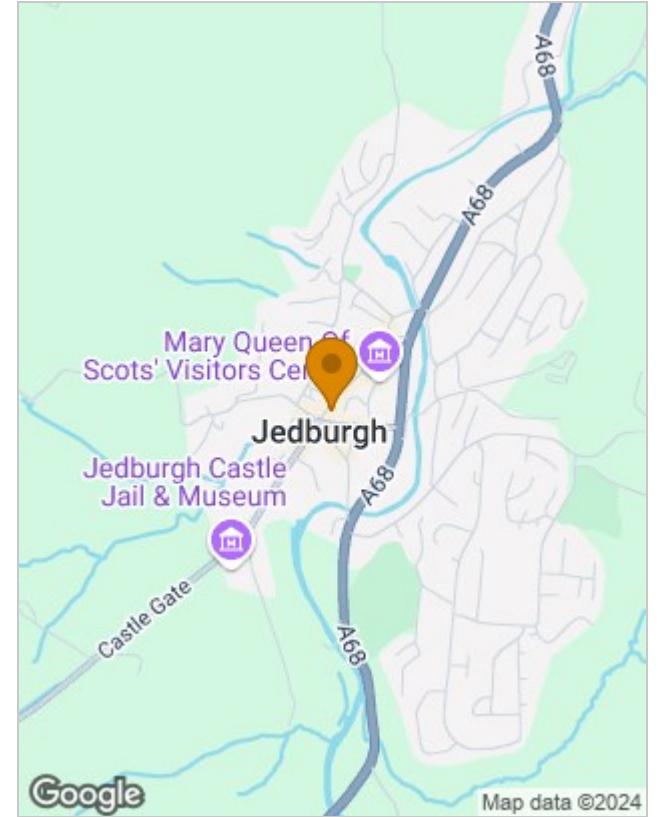
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

