

9 Cairnmount,

Jedburgh, TD8 6SA

A Great Opportunity to Purchase This Fantastic 2 Bedroom Ground Floor Flat
For Sale • Offers Over £110,000

Edwin
Thompson









BRIEF RESUME

- 2 Bedroom Ground Floor Flat
- Potential To Buy Furnished
- Uninterrupted Views Across The Valley
- Close to High Street & Local Amenities
- Large Garden & Decked Area.

GENERAL DESCRIPTION

Located in the charming town of Jedburgh, 9 Cairnmount is a beautifully presented two-bedroom ground-floor flat offering a warm living space. Boasting stunning panoramic views across the valley to the front and fields, often habited with animals, to the rear, this property is ideal for those seeking a semi rural balance with modern convenience nearby. The property benefits from a large front garden with a shed, a decking area with hot tub, and a well-proportioned interior finished to a high standard.

LOCATION

9 Cairnmount is situated in a desirable residential cul de sac in Jedburgh, a historic town in the Scottish Borders. Nestled in an elevated position, the property enjoys lovely valley views, providing a peaceful and picturesque setting. The flat is located on a quiet street with limited through traffic, ensuring a sense of privacy. The fields at the rear of the property enhance the rural charm, offering an ideal environment for nature lovers. Jedburgh itself is a vibrant town with a strong sense of community, rich in history and local amenities

The town offers a selection of independent shops, cafes, restaurants, and essential services such as the newly built super school, a health centre, and leisure facilities. Additionally, the renowned Jedburgh Abbey, Jedburgh Castle Jail and other historic sites add to the town’s appeal. Surrounding towns and villages, including Kelso, Hawick, and St. Boswells, provide further shopping and recreational options, all within a 15–30 minute drive.

Commuting from Jedburgh is convenient, with easy access to the A68, connecting residents to Edinburgh in approximately an hour and Newcastle in just over an hour. Public transport services, including regular bus routes, provide reliable connections to nearby towns and larger cities. The property is well-suited for those working locally or commuting to the larger employment hubs of the Borders and beyond.

ACCOMMODATION

The accommodation currently comprises: Internally: Entrance hall, living room, kitchen, shower room, 2 double bedrooms and store cupboard. Externally: Decking area and stone chip garden at front of property, a shed to the rear and large garden mostly laid to lawn across the road.

SERVICES

All services are understood to be connected. The heating system is gas central heating and a log stove.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
9 Cairnmount	62	667

E & o e please note that these measurements have been taken from the EPC register.

COUNCIL TAX BAND – A

EPC RATING – C70

BROADBAND COVERAGE

The property has access to Ultrafast broadband services, with maximum download speeds of 8,500 Mbps and upload speeds of 8500 Mbps.

FLOOD RISKS

Surface Water risks—No Specific Risk

This information gives the likelihood of surface water flooding within a 50 metre radius of this location. This does not take into account the effect of any flood defences.

River risks—No Specific Risk

This information gives the likelihood of river flooding within a 50 metre radius of this location. This does not take into account the effect of any flood defences.

Check the SEPA website for more details







DETAILS

This well-proportioned ground-floor flat spans approximately 60m², offering ample space for comfortable living. The internal accommodation consists of two double bedrooms, a welcoming lounge area, a modern kitchen, and a shower room. The high standard of decoration throughout the property enhances its appeal, creating a stylish and contemporary atmosphere. The living room is warmed by a log burner, contributing to the cosy and energy-efficient nature of the home. Double-glazed windows and a PVC-panelled front door further improve insulation and security.

The kitchen is designed with practicality in mind, featuring an array of wall and base units, ensuring plenty of storage. Space is allocated for both a washing machine and a dishwasher, catering to modern-day convenience. The shower room is well-appointed, providing a sleek and functional space. Both bedrooms are generously sized, with large windows that maximise natural light and take full advantage of the fields to the rear.

Externally, the property benefits from a large front garden, situated across the street, complete with a shed for additional storage. A good sized decking area at the front of the property provides the perfect spot to enjoy the surrounding scenery and watch the sun set over the town. The vast outdoor space makes the property an excellent choice for those who enjoy gardening or require extra room for outdoor activities.

The setting of this property is particularly special, offering an enviable lifestyle with a perfect blend of rural charm and accessibility. The combination of outstanding views, a well-maintained interior, and significant outdoor space makes 9 Cairnmount a rare find in the local property market.

IMPORTANT NOTICE

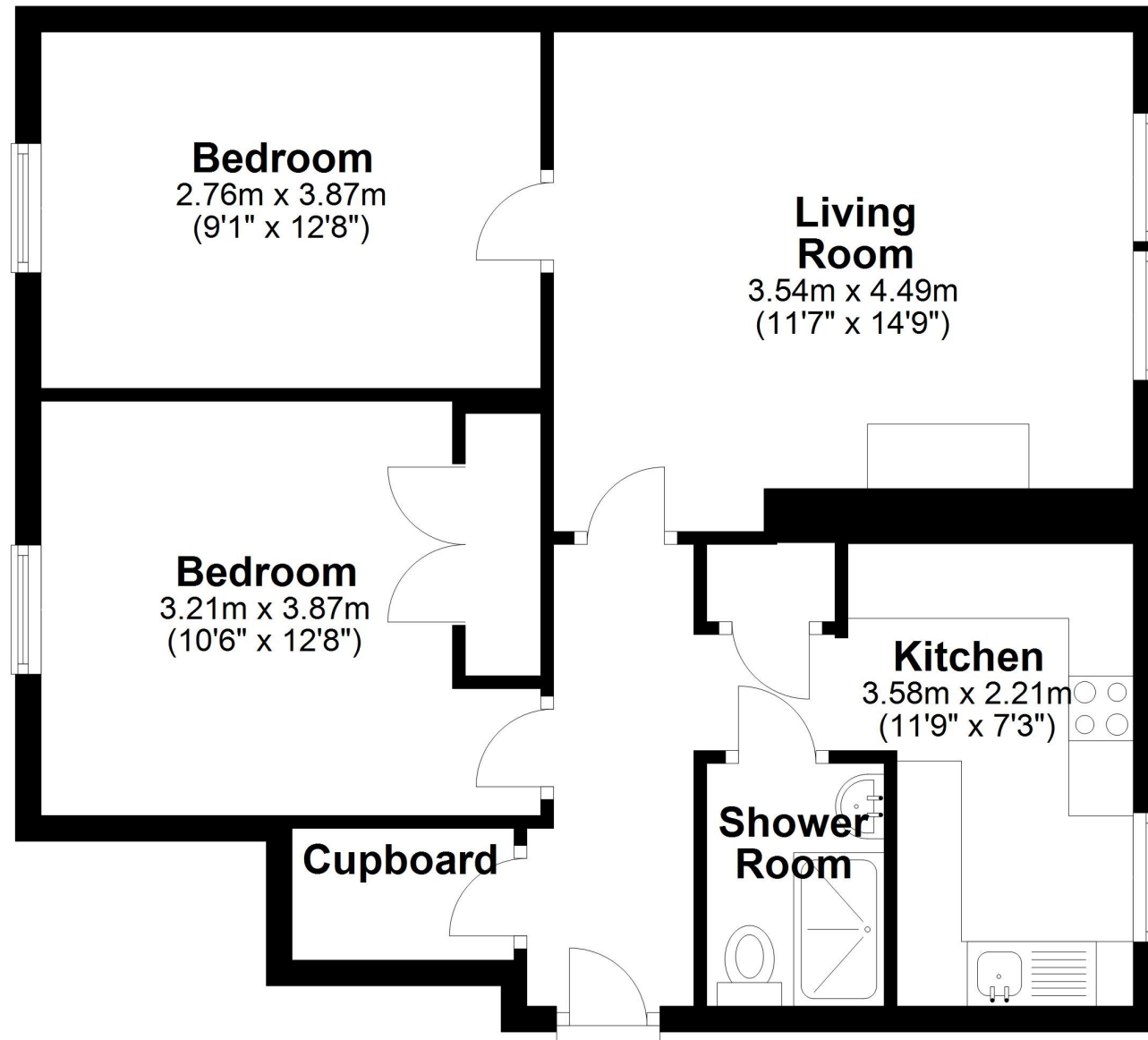
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Ground Floor

Approx. 60.1 sq. metres (647.1 sq. feet)



Total area: approx. 60.1 sq. metres (647.1 sq. feet)

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