



## 27 Priors Road

Jedburgh, TD8 6HQ



An Attractive End Terraced House In Sought After Location Offering Beautifully Presented Accommodation With Low Maintenance Gardens To Both Front & Rear.





27 Priors Road is a fantastic family home located in a popular area of Jedburgh, within striking distance of the new intergenerational school campus. The property has benefitted full renovation over recent years and now offers bright and spacious accommodation which is presented in neutral continuous décor and turn key condition throughout. Outside, there are lovely low maintenance gardens, fully enclosed making it super child and pet friendly. This truly is an ideal opportunity for those seeking to purchase their first home. A large entrance hallway leads through to the main living room which benefits plentiful natural light and features a focal point fireplace. The breakfasting kitchen sits quietly to the rear, with a rear door allowing access to the garden and is fitted with a good range of stylish and contemporary wall and base units, providing integrated appliances and ample work surfaces and storage space. There is a neighbouring family bathroom with three piece suite and shower over bath. A carpeted staircase leads to the first floor which hosts three double bedrooms which all benefit from inbuilt storage and are generous in size. Externally, there are low maintenance gardens to both front & back, with a lovely decked seating area perfect for alfresco dining and a raised bed filled with bark makes an ideal area for children to play while the front is made up of patio and gravel with a small area of grass. Ample parking is available on street directly outside the property.

## LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of well supported independent shops, restaurants, cafes, a swimming pool & fitness centre, Community & Arts Centre and a recently complete state-of-the-art education campus; incorporating nursery to secondary. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England, and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main East Coast railway line is 35 miles distant at Berwick upon Tweed. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns and Borders railway. Well situated with swift road links to either major airport at Edinburgh or Newcastle, and the main east coast railway line is 35 miles distant at Berwick upon Tweed.

## HIGHLIGHTS

- Bright & spacious family home
- Low maintenance gardens
- Ideal first home opportunity
- Close to the new school campus

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Breakfasting Kitchen, Three Double Bedrooms, Family Bathroom. Low Maintenance Gardens.

## ADDITIONAL INFORMATION

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

## COUNCIL TAX BAND

Band B

## ENERGY EFFICIENCY

Rating D

## SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Double glazing.

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £139,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.