

LEGAL  
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17 Jedbank Drive

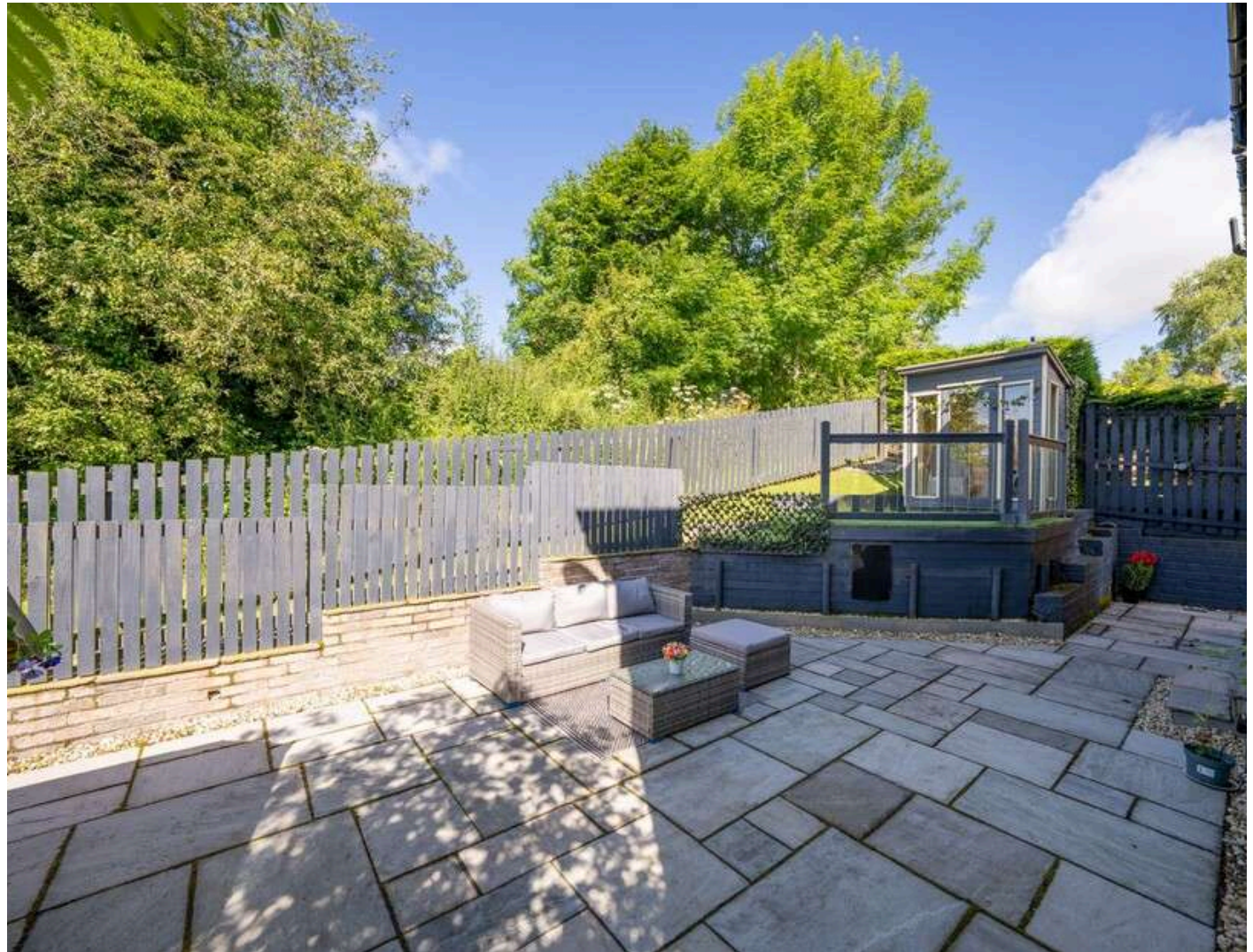
Jedburgh, TD8 6LP

Offers Over £269,000





Positioned within a popular residential area for families, Jedbank Drive is set in a super community close to amenities with number 17 offering a premium detached property in immaculate presentation, with a private landscaped garden backing onto woodland, garage and parking.



## 17 JEDBANK DRIVE

With a welcoming frontage and preferable plot to the outer edge of this popular estate, 17 Jedbank Drive is an obvious choice for a family; bright and welcoming, this modern detached home provides for socialising and entertaining space, with storage must-haves including a utility room and dressing room, three comfortable bedrooms and a private garden enjoying excellent privacy - ideal for children and pets.

A neat garden frontage with a large mono paved driveway to the side extends to the garage, with access round either side of the property opening to the rear garden. The ground floor hosts excellent public space, with a large dual aspect lounge finished in muted tones and with a focal point fireplace. The breakfasting kitchen opens across the hallway, and is fitted with an excellent range of cabinetry and worktop space, with integrated appliances and plenty of space for dining furnishings. An adjoining utility room is most convenient for laundry and storage, and opens directly into the rear garden. A useful cloakroom w/c is accessed from the hall. Upstairs a master bedroom is well proportioned with in-built storage and a connecting dressing room, with two further double bedrooms each with storage along with a fully fitted family bathroom opening across the landing.

The external garden benefits excellent privacy, with no on looking properties, and is a super space for al fresco days. With an ease of maintenance, there is a large enclosed patio area adjacent to the property, with a fence lined raised terrace with lawn, winding its way to a fantastic summer house.

## 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 is a stone's throw away from the property, Community & Arts Centre and a recently compete 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 recently opened Borders railway.

## ACCOMMODATION LIST

Hallway, Lounge, Breakfasting Kitchen, Utility Room, Cloakroom W/ C, Master Bedroom, Two Further Double Bedroom, Dressing Room/ Nursery, Family Bathroom. Garage.

## HIGHLIGHTS

- Well positioned for amenities, transport links & schooling.
- Perfect family home
- Immaculate presentation & condition
- Three bedrooms – with dressing room suitable as nursery
- Private plot
- Garage and ample parking

## SERVICES

Mains gas, electric, water and drainage. Gas central heating. Double glazed.

## ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, blinds, curtain poles, integrated kitchen appliances, timber garden shed.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY

Band C.

## TENURE

Freehold

## VIEWING

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.

## MARKETING POLICY

Offers over £269,000 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.

